

MODERA BROADWAY

1732, 1812 + 1818 BROADWAY







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PROJECT INFORMATION

PROJECT DESCRIPTION & VISION

The project is sited on Capitol Hill within the Capitol Hill Urban Center Village as part of both the South Anchor District and Broadway Commercial Corridor.

The South Anchor District is notable as the location of both Capitol Hill’s largest open space in Cal Anderson Park and the Bobby Morris Playfield (“Park”), and its largest institution, Seattle Central Community College (“SCCC”) and now the Link light rail Capitol Hill Station (“Station”). The two project sites are at the intersection of these features along an isolated one block length of East Howell Street.

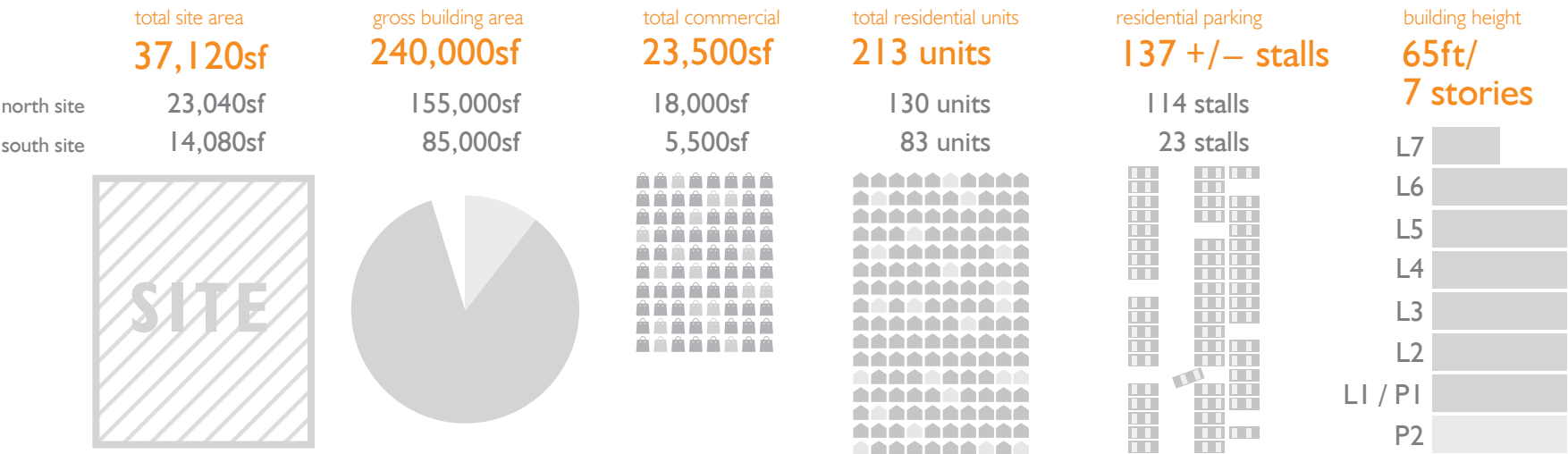
The Broadway Commercial Corridor is recognized as both Seattle’s longest continuous pedestrian commercial street and most vibrant and interesting commercial street. The blocks adjacent to the project site have the highest pedestrian volumes in the neighborhood due to proximity to SCCC, the Park, and Station. Broadway is noted for activity day and night thanks to its eclectic mix of shops and services as well as its prominent gay, eclectic, and street youth cultures. Redeveloping the existing parking lot and two story commercial structure with a variety of commercial uses and housing for a diverse demographic, with likely participation in the MFTE program, will stitch together a gap in the existing urban fabric.

The positioning between these neighborhood features provides an opportunity to enhance the entry corridor of East Howell Street and create an inviting pedestrian gateway experience oriented toward the Park. Critical components to creating this gateway include; a strong massing for gateway identification at the larger neighborhood context with better activating the current inactive pedestrian experience with porosity and eyes on the street at ground level for safe, vibrant, pedestrian-oriented streets.

Although development will occur on two separate parcels, the buildings will be designed to create one cohesive resident community with shared management, ample resident amenities and outdoor space. Design will incorporate opportunities for maximizing light and views to the apartment homes, creating overlooks and encouraging people-watching. The buildings will work together toward a shared design concept with similar massing, materials and detailing in support of creating a vibrant transit-oriented development.

PROJECT STATISTICS

PROGRAM	NORTH SITE AREA (APPROXIMATE)	SOUTH SITE AREA (APPROXIMATE)
PARKING	37,500 SF	8,800 SF
COMMERCIAL	18,000 SF	5,500 SF
RESIDENTIAL	81,500 SF	60,000 SF
AMENITY/LOBBY SPACES	8,000 SF	4,200 SF
EXTERIOR AMENITY	5,200 SF	3,000 SF



NEIGHBORHOOD

CAPITOL HILL BROADWAY

Capitol Hill is one of the most sought after Urban Centers in Seattle to live and continues to expand with the newly developed Link light rail station. Broadway carries its own specific character with a heavy mix of commercial and mixed-use residential properties bringing a highly active day and night life to this neighborhood. The proposed project sites are located along the missing link between the Pike/Pine corridor and the developed density of Broadway. This site meets a series of intersections including the primary passageway to Cal Anderson Park from Broadway; a transition zone from the large scale structures and massing of Seattle Central’s campus to the mid-rise development adjacent the Capitol Hill TOD site, as well as part of the connection to the Pike/Pine corridor.

CAPITOL HILL CAL ANDERSON

Cal Anderson Park represents a deep history of Capitol Hill. The park evolved from the creation of the Lincoln Reservoir on the north parcel of the park, which was planned in reaction to the 1889 Great Seattle Fire. The Olmsted brothers designed the original Lincoln Park on the south parcel which was further developed as a playfield. The park was renamed Cal Anderson Park in 2003 after Washington’s first openly gay legislator. The reservoir was eventually redesigned as a covered basin in the early 2000s. The park creates a huge draw for Capitol Hill residents given its proximity to commercial and residential activity and the myriad of amenities: shelterhouse, plaza, children’s play area, caged tennis courts with outdoor lights, basketball courts, dodgeball court, reflecting pond, and summer wading pool.

NEIGHBORHOOD CHARACTER

Broadway is comprised of 1-3 story historic brick structures, iconic places and architecture such as Dick’s Drive-In and the Market Building housing QFC, large brutalist style architecture of Seattle Central Academy’s campus, and infill mid-rise mixed-use buildings with various transitional and modern styles. Low-rise residential homes inhabit the east side of Cal Anderson Park with a mix of single family houses and townhouses. With the development of the Capitol Hill TOD site, this area of Broadway has begun to develop infill sites with mid-rise structures carrying design language similar to Chicago Style architecture, specifically at the corner of Denny and Broadway.



ZONING SYNOPSIS

KING COUNTY PARCEL #'S	NORTH LOT: PARCEL 600300-1350 + 600300-1345 SOUTH LOT: PARCEL 600300-1115
ZONING CLASSIFICATION	NC3P-40 (NEIGHBORHOOD COMMERCIAL 3 PEDESTRIAN-40)
NEIGHBORHOOD / OVERLAY	CAPITOL HILL URBAN VILLAGE
SITE AREA	NORTH LOT: 23,040 SF SOUTH LOT: 14,080 SF
PERMITTED USES	ALL PERMITTED USES ALLOWED AS PRINCIPAL OR AN ACCESSORY USE PERMITTED USES = RETAIL SALES AND SERVICE, RESTAURANTS, DRINKING ESTABLISHMENTS, LIVE/WORK*, PARKS AND OPEN SPACE, OFFICE, INSTITUTIONS, & RESIDENTIAL USES *LIVE/WORK LIMITED TO 20% MAX OF THE STREET–LEVEL FAÇADE IN A PEDESTRIAN DESIGNATED ZONE, FACING A PRINCIPAL PEDESTRIAN STREET— BROADWAY **OFFICE LIMITED TO 30’-0” IN WIDTH ALONG DESIGNATED PRINCIPAL PEDESTRIAN STREETS— BROADWAY
STREET LEVEL USES	RESIDENTIAL USES 20% MAX OF THE STREET–LEVEL FAÇADE IN A PEDESTRIAN DESIGNATED ZONE, FACING A PRINCIPAL PEDESTRIAN STREET OR WHEN FACING AN ARTERIAL STREET *SITE SUBJECT TO 20% LIMIT ALONG BROADWAY ONLY
DESIGNATED PEDESTRIAN STREETS / ZONES	BROADWAY
STREET LEVEL DEVELOPMENT STANDARD	BLANK FAÇADE SEGMENTS BETWEEN 2FT & 8FT MAY NOT EXCEED 20 FT IN WIDTH & TOTAL OF ALL BLANK FACADES MAY NOT EXCEED 40% OF THE WIDTH ALONG THE STREET NON–RESIDENTIAL USE AT STREET LEVEL REQUIRES 60% OF STREET FACING FAÇADE TO BE TRANSPARENT BETWEEN 2FT & 8FT, DRIVEWAYS UP TO 22FT MAY BE SUBTRACTED NON–RESIDENTIAL USE SHALL EXTEND AN AVERAGE DEPTH OF 30FT AND A MIN. DEPTH OF 15FT WITH A MIN. HEIGHT OF 13FT WHEN RESIDENTIAL USES ARE ALONG THE STREET FAÇADE, AT LEAST ONE FAÇADE SHALL HAVE A PROMINENT PEDESTRIAN ENTRY AND THE FLOOR OF A DWELLING UNIT LOCATED ALONG THE STREET SHALL BE 4FT ABOVE OR 4FT BELOW SIDEWALK GRADE OR BE SET BACK 10FT FROM THE SIDEWALK (ADDITIONAL REQUIREMENTS FOR LIVE/WORK UNITS AT STREET LEVEL) STREET–LEVEL STREET–FACING FACADES SHALL BE LOCATED WITHIN 10 FEET OF THE STREET LOT LINE, UNLESS WIDER SIDEWALKS, PLAZAS, OR OTHER APPROVED LANDSCAPED OR OPEN SPACES ARE PROVIDED.
OVERHEAD WEATHER PROTECTION	ONLY REQUIRED IN PEDESTRIAN ZONES
STRUCTURE HEIGHT	65FT FOR ANY LOT WITHIN THE DESIGNATED AREAS SHOWN ON MAP A FOR 23.47A.012, THE HEIGHT LIMIT IN NC ZONES OR C ZONES DESIGNATED WITH A 40-FOOT HEIGHT LIMIT ON THE OFFICIAL LAND USE MAP MAY BE INCREASED TO 65 FEET AND MAY CONTAIN FLOOR AREA AS PERMITTED FOR A 65 FOOT ZONE 4FT INCREASE FOR RAILINGS, PLANTERS, PARAPETS, ETC. ABOVE HIGHEST PITCHED ROOF OR APPLICABLE HEIGHT LIMIT









	7FT INCREASE FOR SOLAR COLLECTORS 15FT INCREASE FOR MECHANICAL EQUIPMENT, PENTHOUSES, ETC. AT 20% OF TOTAL ROOF AREA OR 25% IF TOTAL AREA INCLUDES STAIR OR ELEVATOR PENTHOUSES STAIR AND ELEVATOR PENTHOUSES MAY EXTEND ABOVE THE APPLICABLE HEIGHT LIMIT UP TO 16 FEET SOLAR COLLECTORS, PLANTERS, CLERESTORIES AND GREEN HOUSES MUST BE LOCATED 10FT FROM THE NORTH ROOF EDGE UNLESS SHADOW DIAGRAM PROVIDED TO PROVE NO NEGATIVE IMPACTS ON NORTH PROPERTY
DESIGN STANDARDS	N/A
FLOOR AREA RATIO (FAR)	5.75 (MAXIMUM FAR IN THE STATION OVERLAY DISTRICT) 2.0 (MINIMUM FAR)
EXEMPT FAR	UNDERGROUND STORIES AND ALL PORTIONS OF A STORY THAT EXTEND NO MORE THAN 4FT ABOVE EXISTING OR FINISHED GRADE
SETBACK REQUIREMENTS	N/A
LANDSCAPE	GREEN FACTOR OF 0.3 REQUIRED STREET TREES REQUIRED
AMENITY AREA	5% OF TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE AMENITY AREAS SHALL NOT BE ENCLOSED MIN. HORIZONTAL DIMENSION OF 10FT AND 250 SF PRIVATE BALCONIES 60 SF MIN. AND HORIZONTAL DIMENSION OF 10FT ROOFTOP AREAS EXCLUDED
PARKING REQUIREMENTS	NO MINIMUM REQUIREMENT
PARKING SPACE STANDARDS	RESIDENTIAL & LIVE/WORK PARKING PROVIDED IN EXCESS OF THE QUANTITY REQUIRED IS EXEMPT FROM THE PARKING SPACE DIMENSION REQUIREMENTS AND PARKING SPACE REQUIREMENTS
BICYCLE PARKING REQUIREMENTS	EATING AND DRINKING ESTABLISHMENTS: LONG-TERM: 1 PER 12,000 SQUARE FEET SHORT-TERM: 1 PER 4,000 SQUARE FEET SALES AND SERVICES, GENERAL: LONG-TERM: 1 PER 12,000 SQUARE FEET SHORT-TERM: 1 PER 4,000 SQUARE FEET MULTI-FAMILY STRUCTURES: LONG-TERM 1 PER 4 DWELLING UNITS OR 0.75 PER SMALL EFFICIENCY DWELLING UNIT NORTH SITE: 1 LONG AND 2 SHORT TERM COMMERCIAL/ 39 LONG TERM RESIDENTIAL SOUTH SITE: 1 LONG AND SHORT TERM COMMERCIAL/ 21 LONG TERM RESIDENTIAL
SITE TRIANGLE	REQUIRED
TRASH / RECYCLING STORAGE REQUIREMENTS	RESIDENTIAL DEVELOPMENT: MORE THAN 100 DWELLING UNITS: 575 SQUARE FEET PLUS 4 SQUARE FEET FOR EACH ADDITIONAL UNIT ABOVE 100 51-100 DWELLING UNITS: 375 SQUARE FEET PLUS 4 SQUARE FEET FOR EACH ADDITIONAL UNIT ABOVE 50 NORTH SITE: 791 SF SOUTH SITE: 507 SF NON-RESIDENTIAL DEVELOPMENT (BASED ON GROSS FLOOR AREA OF ALL STRUCTURES ON THE LOT) MINIMUM AREA FOR SHARED STORAGE SPACE: 0—5,000 SQUARE FEET: 82 SQUARE FEET 5,001—15,000 SQUARE FEET: 125 SQUARE FEET NORTH SITE: 125 SF SOUTH SITE: 82 SF

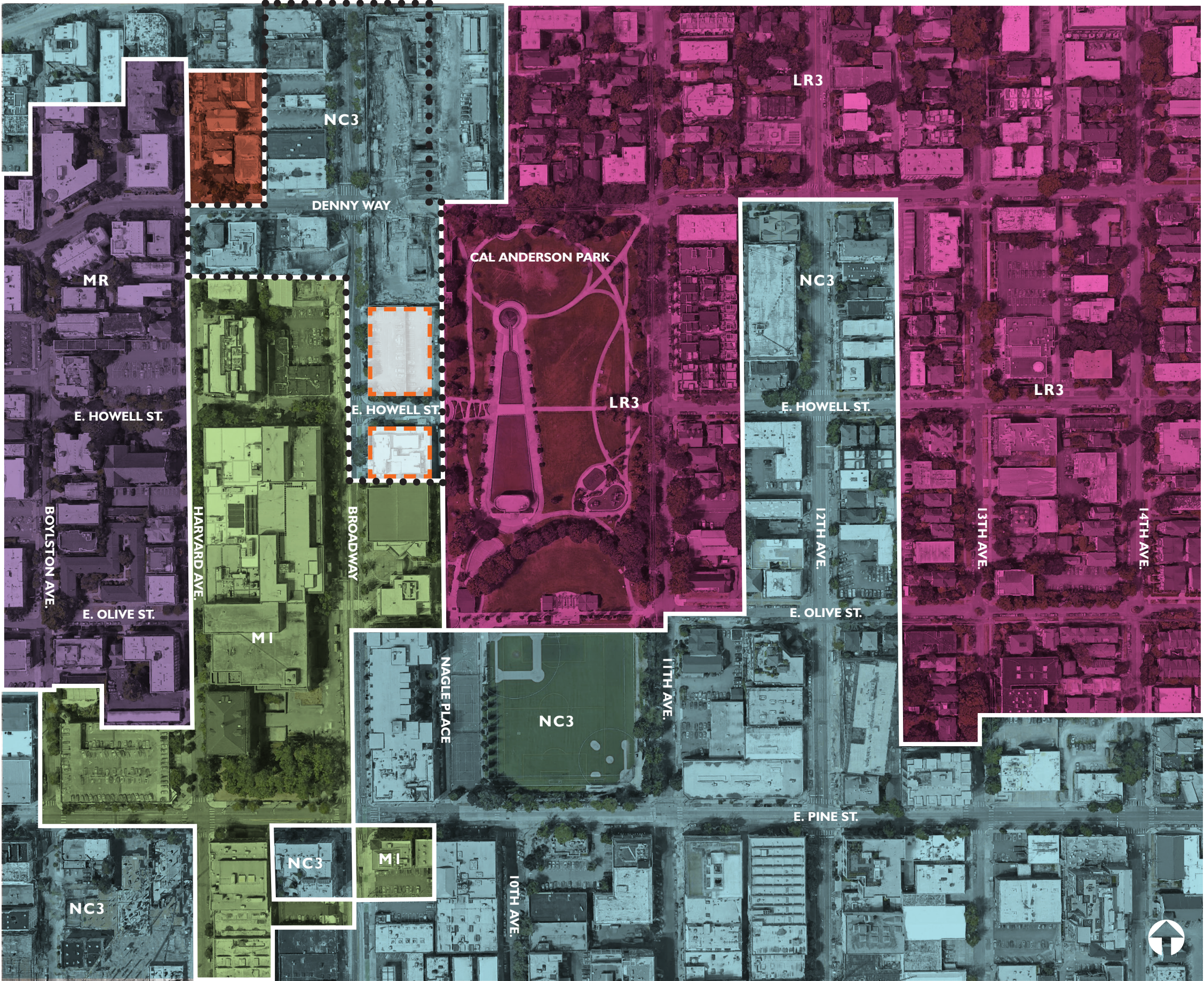
ZONING MAP

LOCATES: URBAN CENTER BOUNDARY

ID: PRIMARY PEDESTRIAN STREET (BROADWAY)

LEGEND: CURRENT ZONING

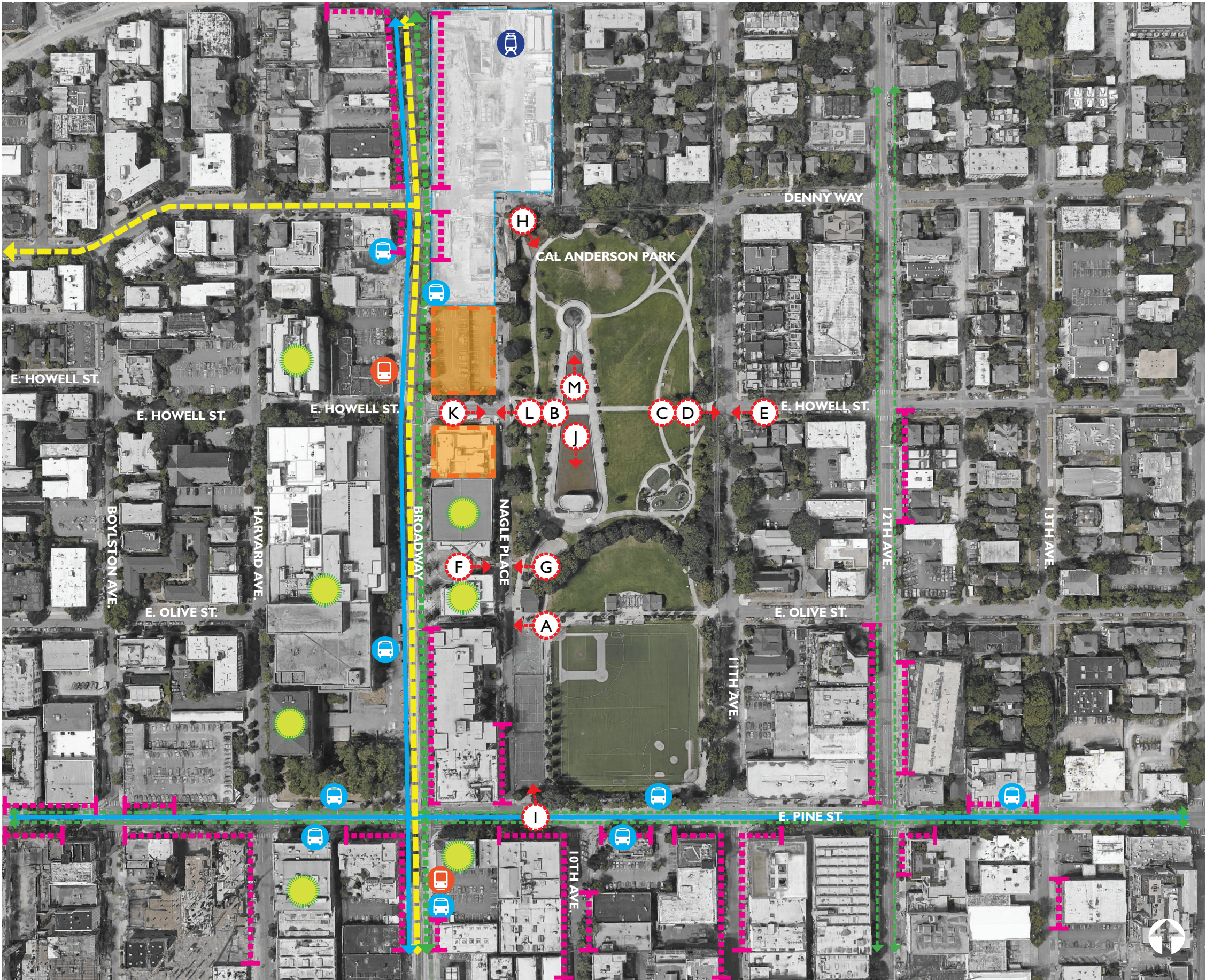
-  SITE: NCP-3
-  NEIGHBORHOOD/COMMERCIAL 3-40 (NC3)
-  MULTIFAMILY MIDRISE (MR)
-  MULTIFAMILY LOW-RISE (LR3)
-  MAJOR INSTITUTIONS (MI)
-  RESIDENTIAL/COMMERCIAL – MIDRISE (RC)
-  ADDITIONAL 25 FEET OF HEIGHT
-  PERMITTED 23.47.012 A2



VICINITY MAP

LEGEND

- PROJECT SITE
- SCHOOLS / SEATTLE CENTRAL
- RETAIL FRONTAGE
- STREETCAR
- LINK
- BUS STOP
- MAIN TRANSIT ROUTES
- DEDICATED BIKE LANE
- MINOR ARTERIAL STREETS
- VIEWS



CAL ANDERSON PARK : AXIS, ANGLES, VISTAS & WHIMSY








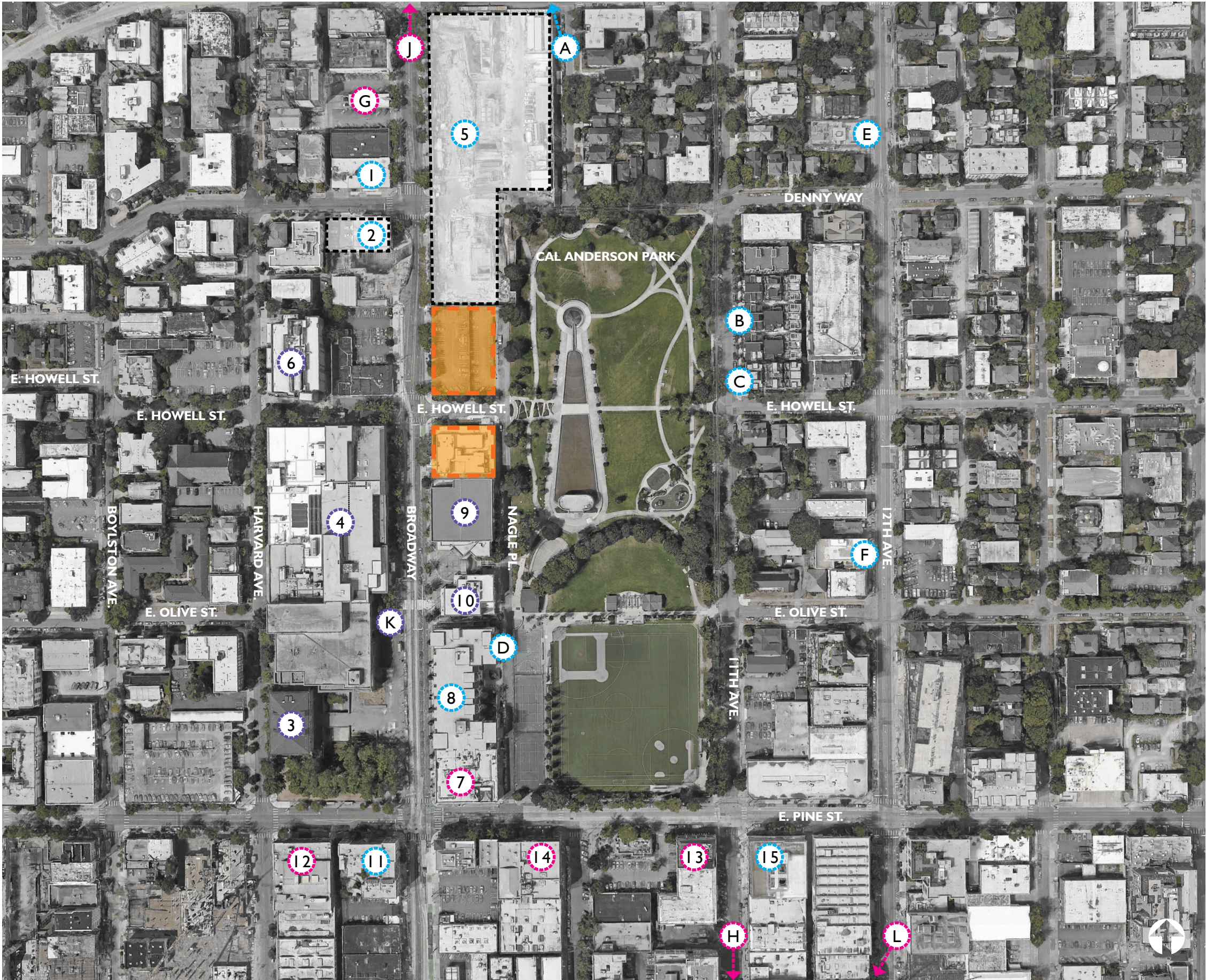
PATIOS & GATEWAYS



EXISTING BUILDINGS IN IMMEDIATE CONTEXT

LEGEND

-  SITE
-  RESIDENTIAL
-  COMMERCIAL
-  INSTITUTIONAL
-  PLANNED PROJECTS



PROJECT VICINITY BUILDING USE :
BUILDING FACADES ARE PREDOMINANTLY EXPRESSED STRUCTURAL GRIDS



CHICAGO STYLE ARCHITECTURAL INFLUENCES



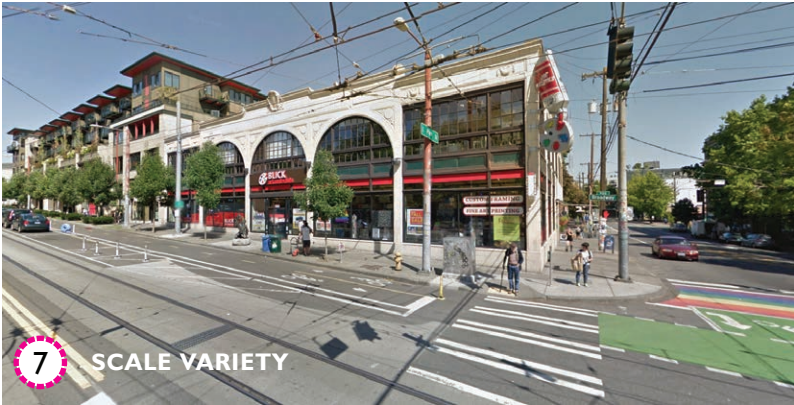
CHICAGO STYLE ARCHITECTURAL INFLUENCES



INSTITUTIONAL OPEN SPACE



MONOLITHIC ARCHITECTURE



SCALE VARIETY



HIGH VISIBILITY AROUND PARK



VARIETY OF ARCHITECTURAL STYLES



PROJECT VICINITY PEDESTRIAN REALM :

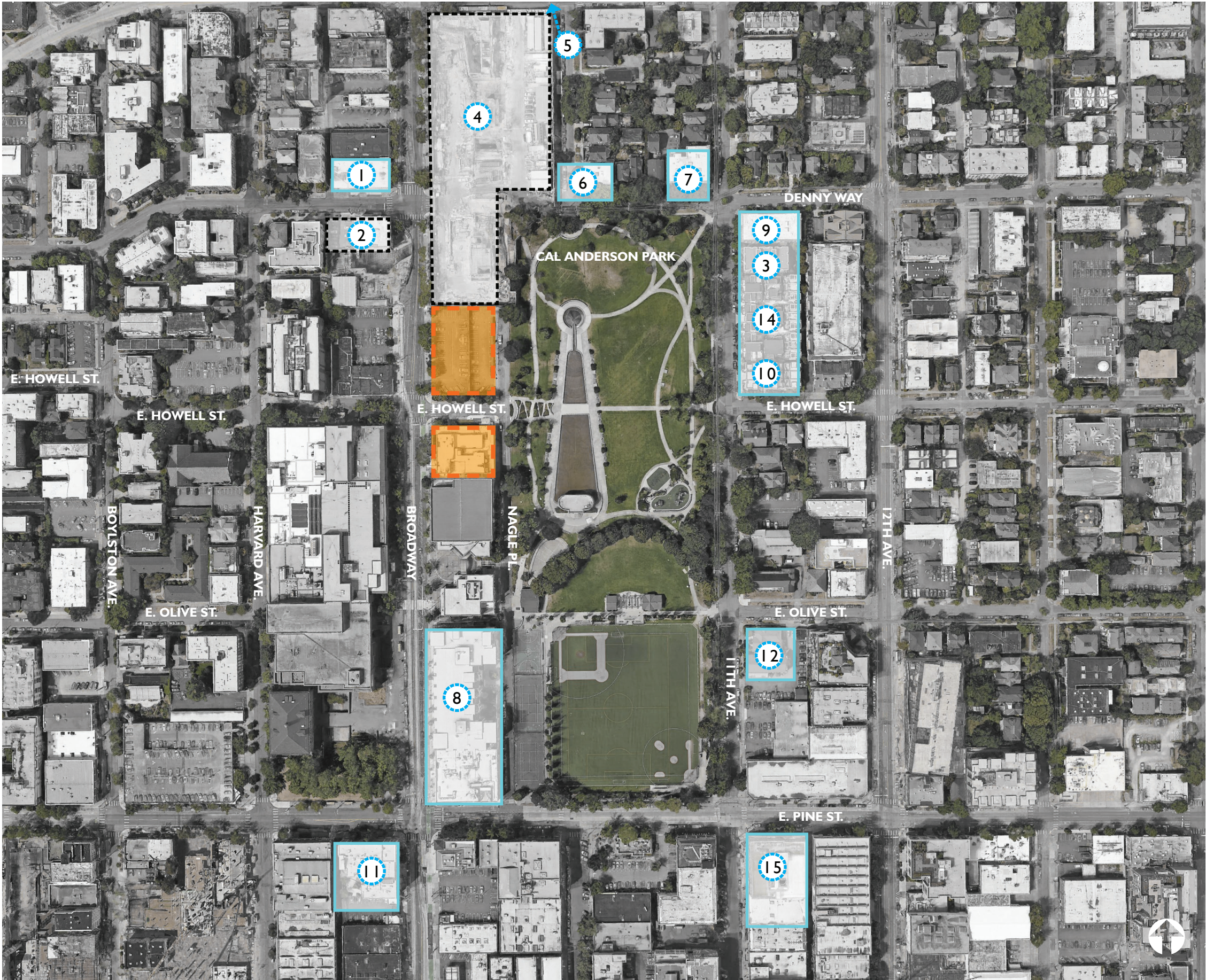
VARIETY OF SETBACKS BASED ON USE, SIDEWALK DETAILS, SIGNAGE AND WEATHER PROTECTION



MULTI-FAMILY RESIDENTIAL BUILDINGS IN IMMEDIATE CONTEXT

LEGEND

-  SITE
-  MULTI-FAMILY RESIDENTIAL
-  PLANNED PROJECTS
-  EXISTING

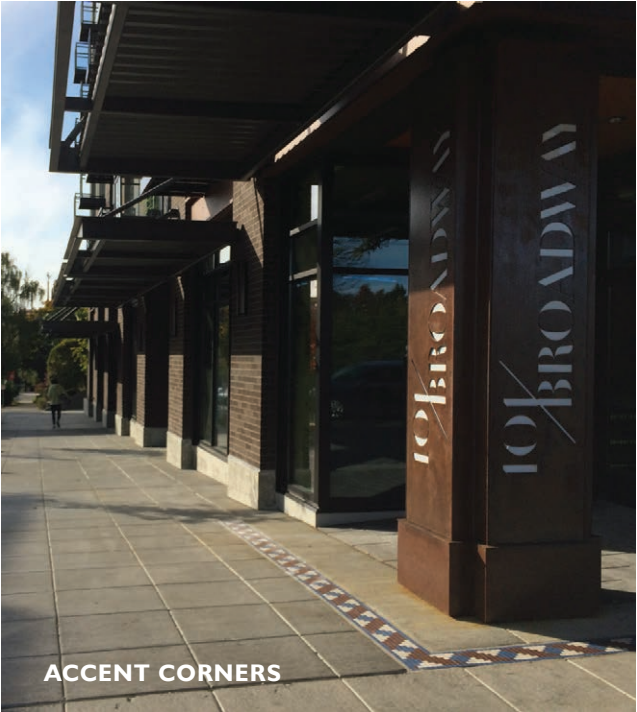


PROJECT VICINITY MULTI-FAMILY RESIDENTIAL BUILDINGS



BROADWAY CHARACTER :

HOLD STREET EDGE, CREATE RETAIL CONNECTIONS WITH FENESTRATION, ADDRESS CORNERS, WEATHER PROTECTION



ACCENT CORNERS



TRIPARTITE FACADE



UNIQUE CORNER



OVERHEAD PROTECTION



RETAIL SIDEWALK SPACES



PAVEMENT TREATMENT



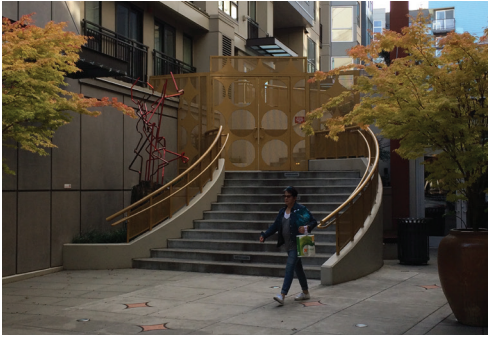
RECESSED ENTRIES



WIDENED SIDEWALKS



PRIORITY PEDESTRIANS












EXPRESSED STRUCTURAL GRID

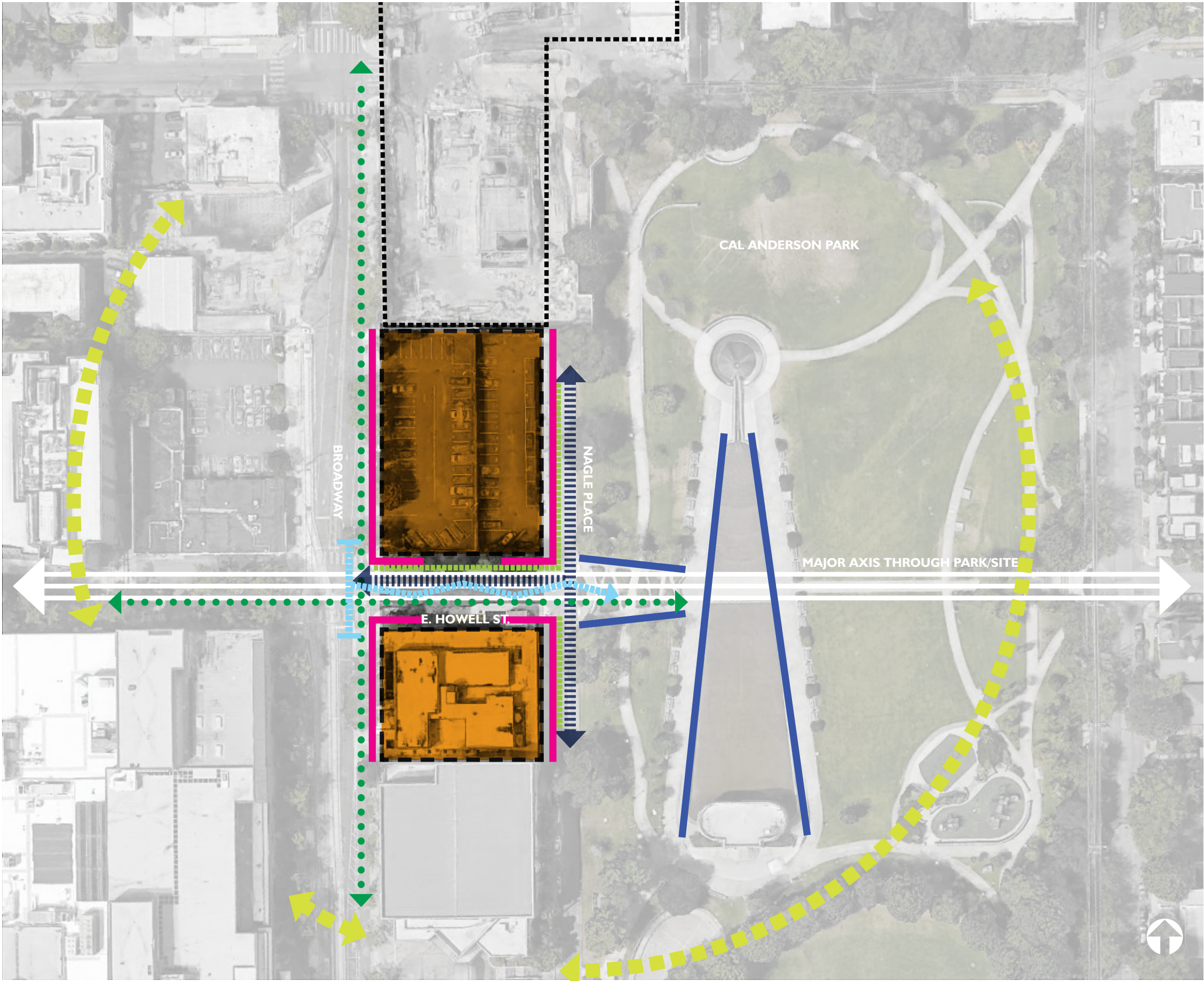
SITE ANALYSIS

CONTEXT ANALYSIS

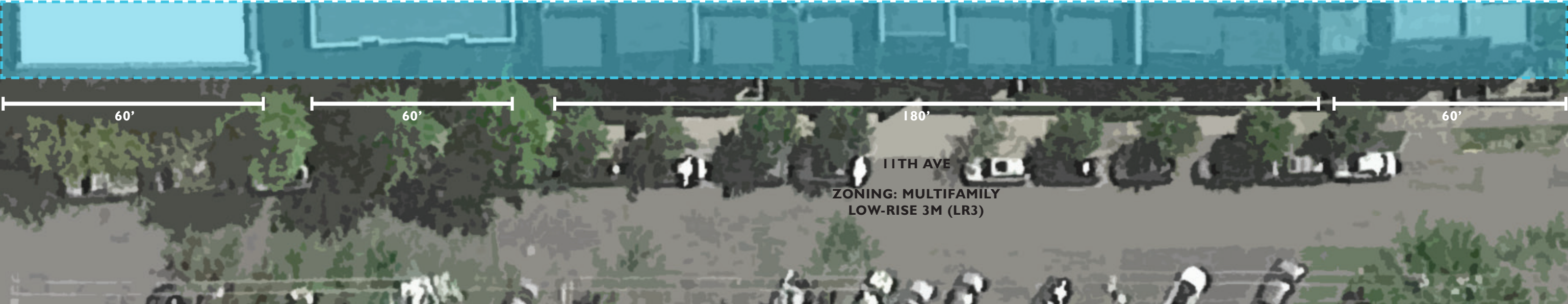
The site fronts on three streets of very different characters. Broadway, with its vibrant pedestrian activity, animated commercial storefronts, large scale institutional buildings, multimodal transportation, and people watching opportunities, conveys an energy and sense of constant motion. In stark contrast the discontinuous Nagle Street frontage conveys a pastoral calm and order reinforced by the formal axis of the Olmsted designed park with its reflecting pools fed by a masonry cone and rivulet channel. East Howell Street acts as the link between the vibrant energy of Broadway and the pastoral calm of Nagle placing the short street in tension. The intersection of two discontinuous streets at Howell and Nagle causes a reduction in vehicle traffic and acts a pedestrian gateway to the park.

LEGEND

-  SITE
-  FUTURE DEVELOPMENT
-  PEDESTRIAN & BIKE
-  VEHICLE ACCESS
-  HIGHLY VISIBLE AREA OF SITE
-  PRIME SOLAR ACCESS
-  TRANSITION URBAN EDGE
-  OPEN SPACE DESIRED
-  PARK GEOMETRY



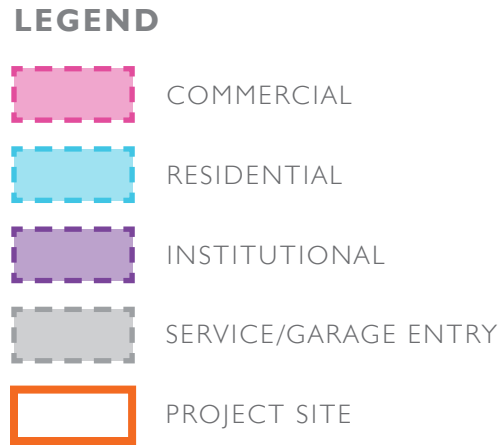
CONTEXT AND USES AT GROUND LEVEL AROUND PARK



SITE PLAN



STREET ELEVATION I



CONTEXT AND USES AT GROUND LEVEL AROUND PARK



SITE PLAN



STREET ELEVATION 2

LEGEND

- COMMERCIAL
- RESIDENTIAL
- INSTITUTIONAL
- SERVICE/GARAGE ENTRY
- PROJECT SITE

CONTEXT AND USES AT GROUND LEVEL AROUND PARK



SITE PLAN

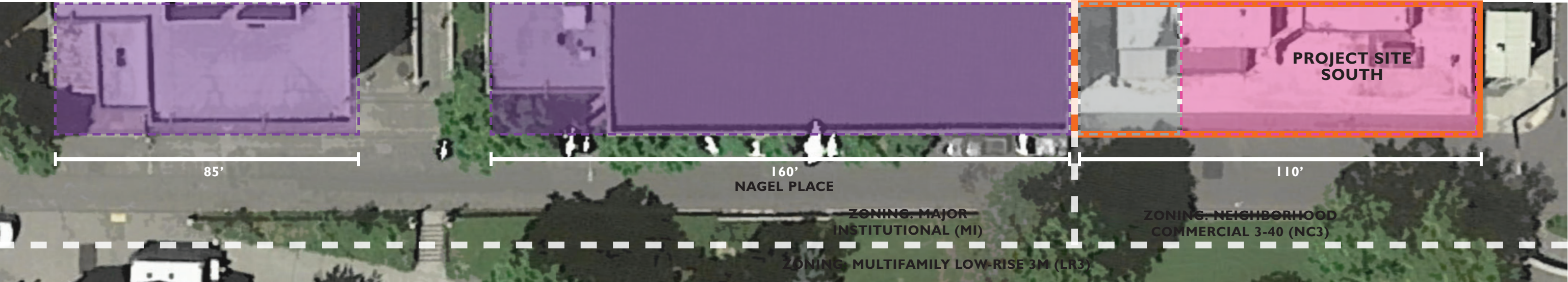


STREET ELEVATION 3

LEGEND

- COMMERCIAL
- RESIDENTIAL
- INSTITUTIONAL
- SERVICE/GARAGE ENTRY
- PROJECT SITE

CONTEXT AND USES AT GROUND LEVEL AROUND PARK



SITE PLAN



STREET ELEVATION 4

- LEGEND
- COMMERCIAL
 - RESIDENTIAL
 - INSTITUTIONAL
 - SERVICE/GARAGE ENTRY
 - PROJECT SITE

CONTEXT AND USES AT GROUND LEVEL AROUND PARK



SITE PLAN

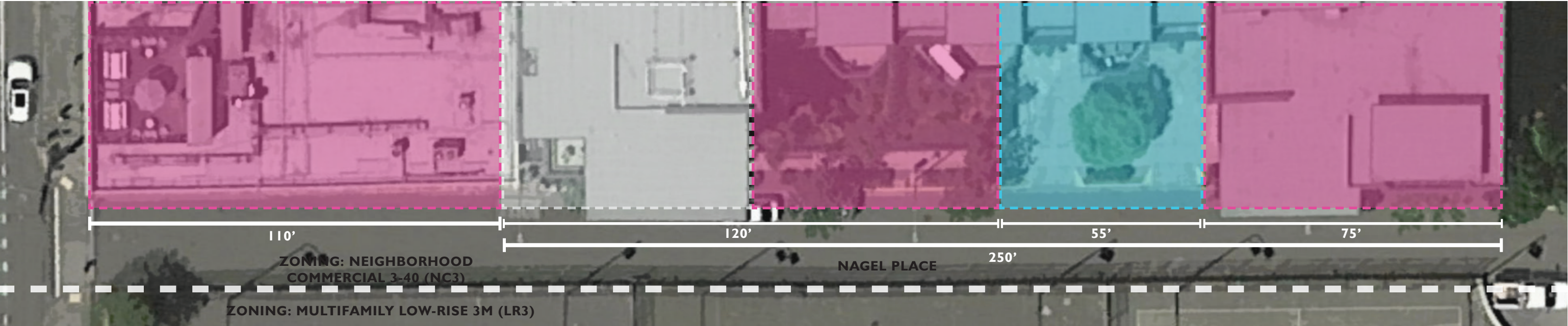


STREET ELEVATION 5

LEGEND

- COMMERCIAL
- RESIDENTIAL
- INSTITUTIONAL
- SERVICE/GARAGE ENTRY
- PROJECT SITE

CONTEXT AND USES AT GROUND LEVEL AROUND PARK

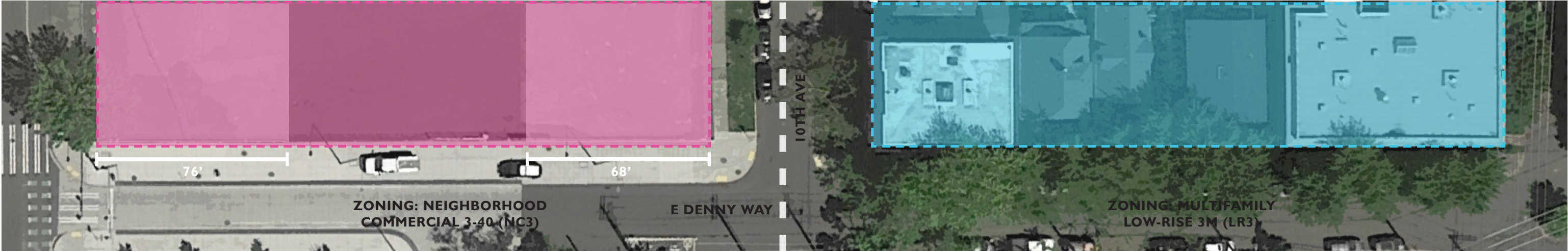


STREET ELEVATION 6

LEGEND

- COMMERCIAL
- RESIDENTIAL
- INSTITUTIONAL
- SERVICE/GARAGE ENTRY
- PROJECT SITE

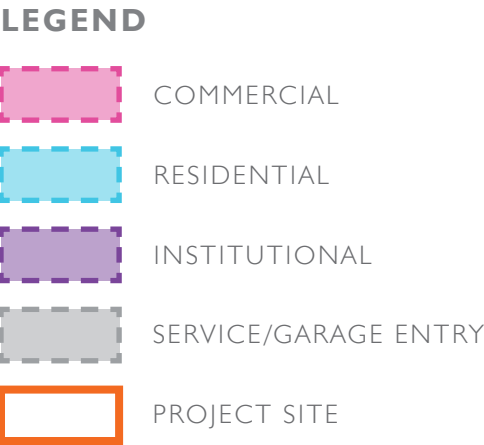
CONTEXT AND USES AT GROUND LEVEL AROUND PARK



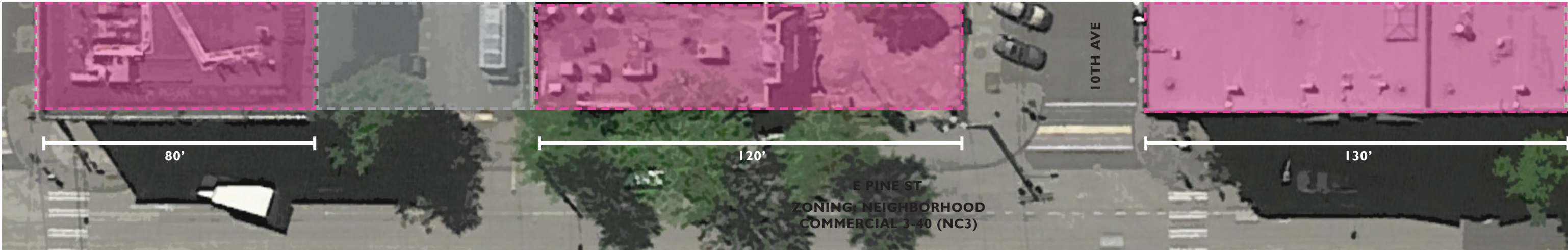
SITE PLAN



STREET ELEVATION 7



CONTEXT AND USES AT GROUND LEVEL AROUND PARK



SITE PLAN



STREET ELEVATION 8

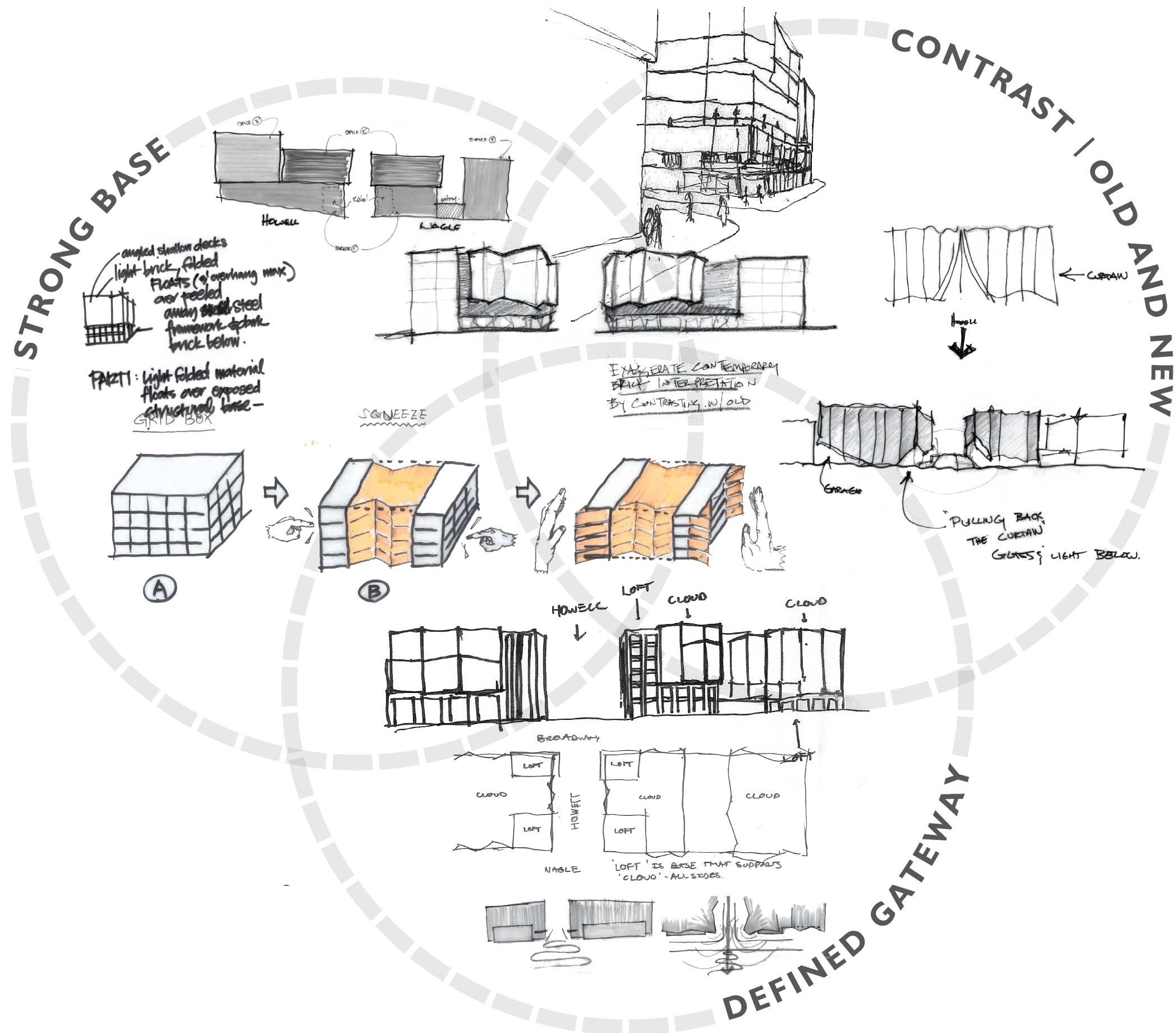
- LEGEND**
- COMMERCIAL
 - RESIDENTIAL
 - INSTITUTIONAL
 - SERVICE/GARAGE ENTRY
 - PROJECT SITE



DESIGN DIRECTION

CONCEPT STUDY

With direction from the board and with these guiding principals the design parti developed to incorporate a strong brick bay base in which the original design concept of undulating facades could form, while still carrying roots in the context of Broadway and the project surroundings. A strong desire to incorporate the free-form elements inspired by the form and vitality of the park as well as from the street life of Broadway laid the ground work for the evolved design solution.



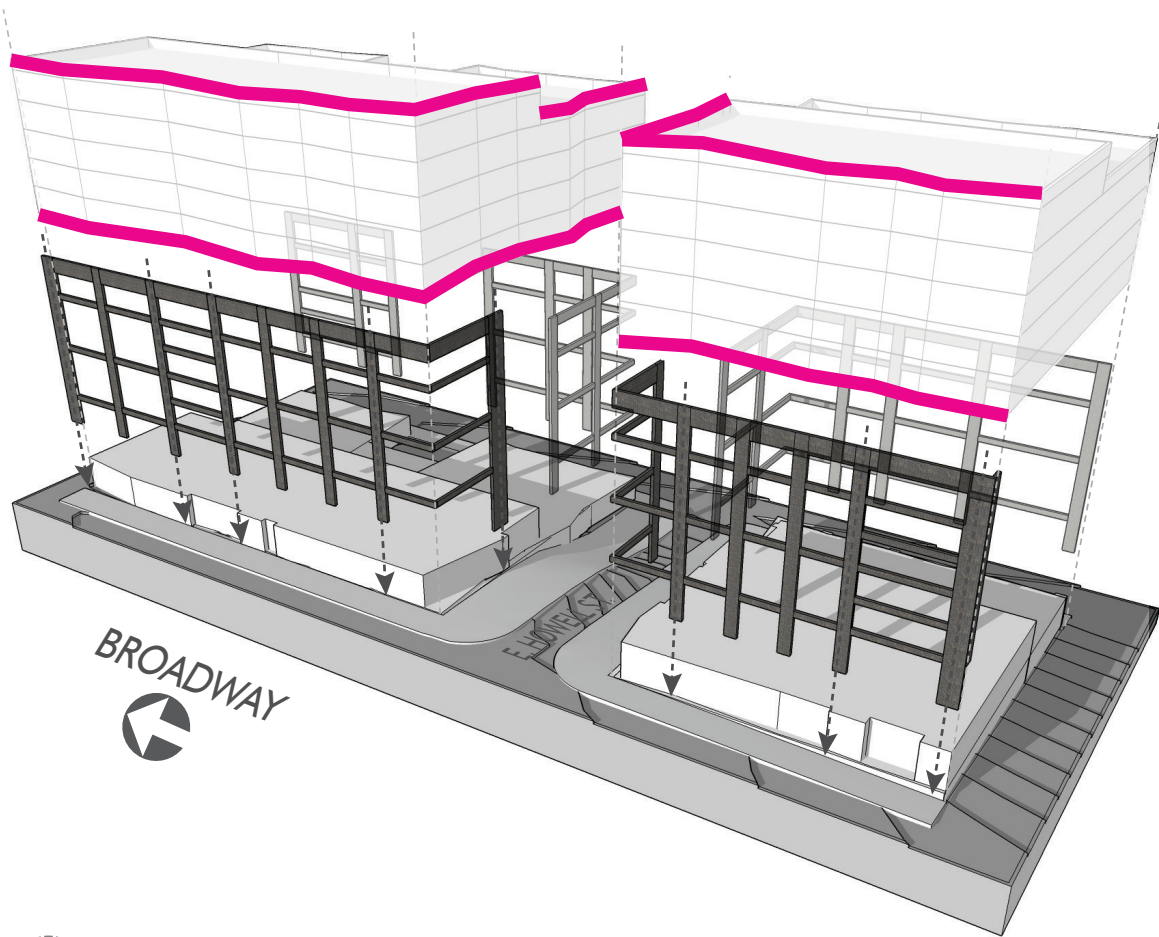
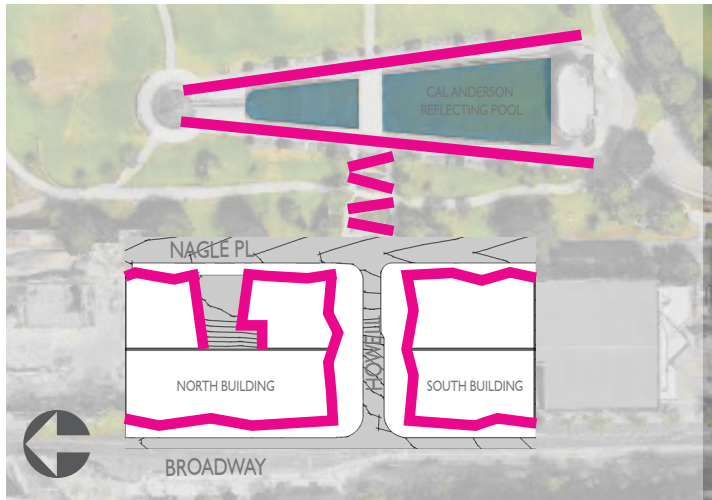
DESIGN EVOLUTION

There is a natural opposition between the happenings of Broadway and Cal Anderson park. The contrast of the daytime play activities of the park and the evening/nighttime activities of Broadway are both playful in their own right. The project captures the playfulness of both realms while providing a contextual relationship to the neighborhood through material and form.

The structures of the north and south buildings are sculpted using the angled geometries seen in Cal Anderson park. The design overlays a frame, anchoring the project in the existing context of the neighborhood. The building facade along Broadway maintains the urban edge condition while capturing the undulating organic lines inspired by the park between the frames of the underlying structure. The undulating form reveals itself above the frame towards the park side along Nagle, giving prominence to the influence of the angled geometries of the park.



GRID AND FRAME GESTURE FROM BUILDINGS SURROUNDING PROJECT SITE

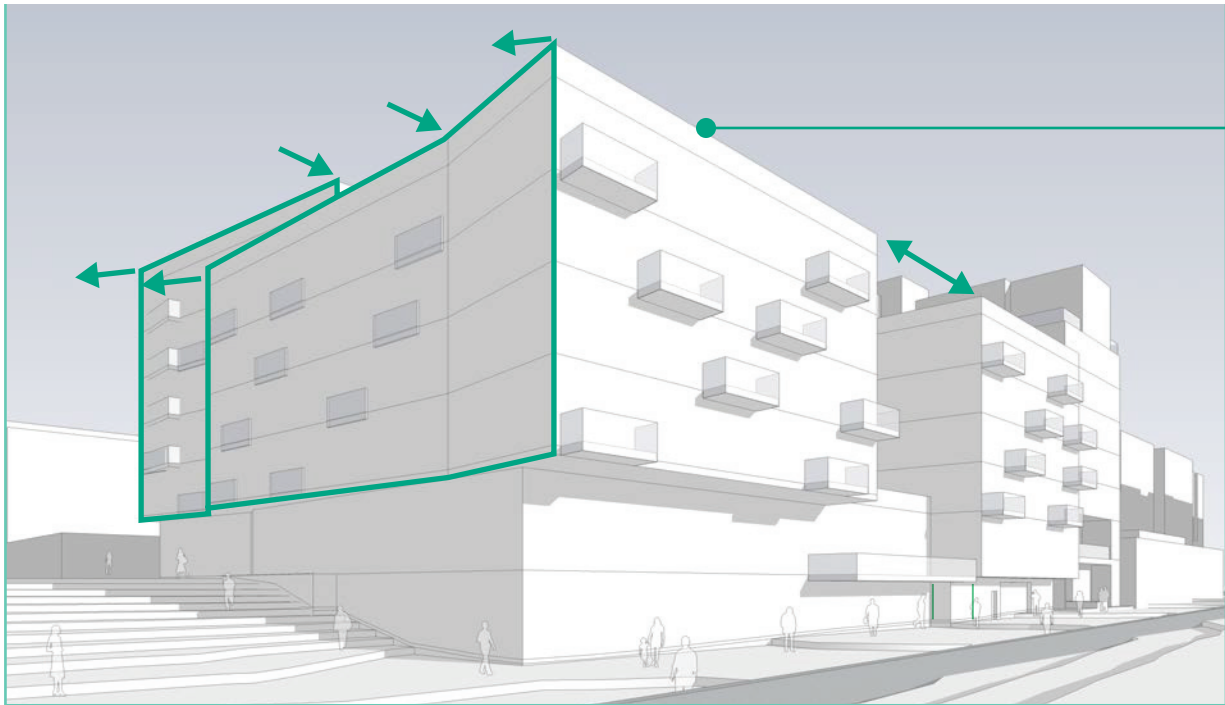


1 UNDULATING FORM

2 CONTEXTUAL GRID MEETS UNDULATING FORM

3 PREFERRED MASSING

BOARD DIRECTION AND RESPONSE DESIGN CONCEPT



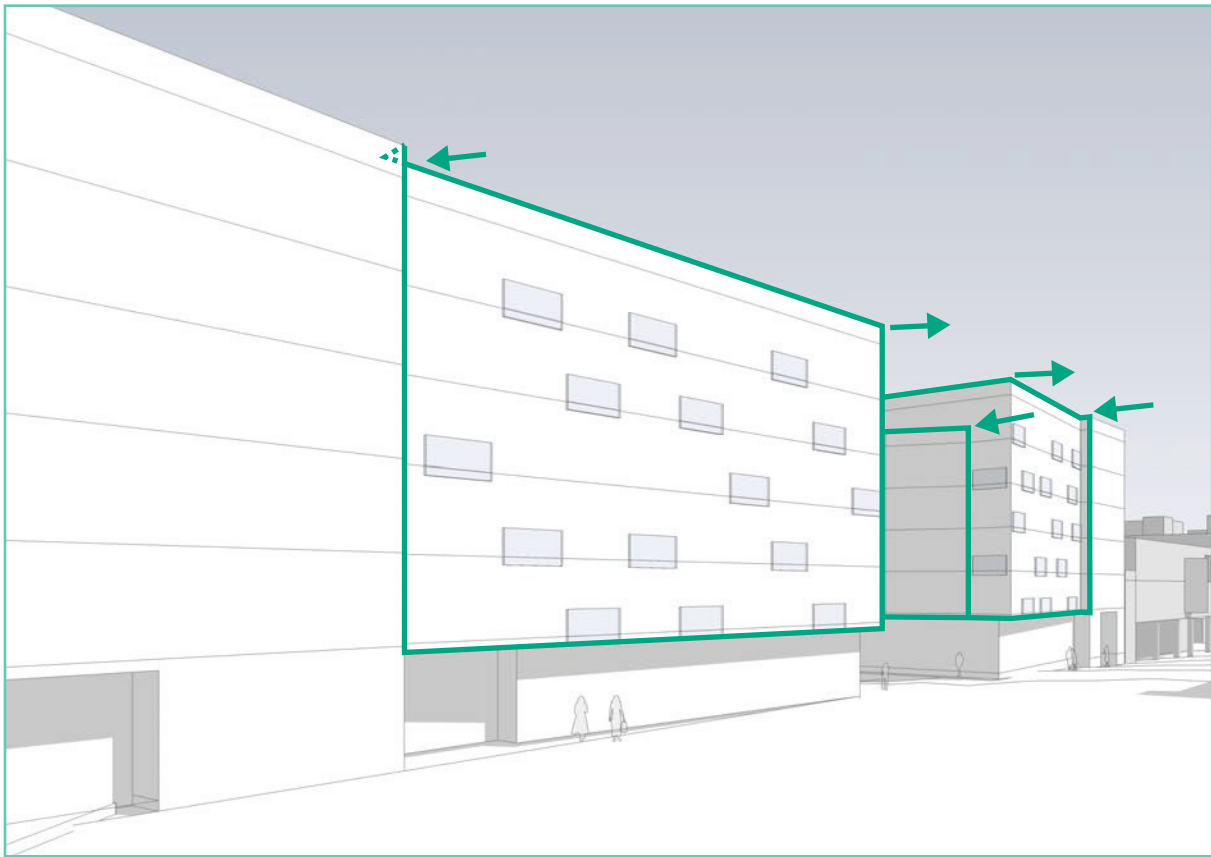
BEFORE: SOUTH-EAST CORNER OF NORTH BUILDING

EDG BOARD RECOMMENDTION:
ANGULAR DESIGN CONCEPT TO WRAP ALL OF THE STREET ELEVATIONS (CS2-B, CS3-A, DC2-B, DC2-E)

RESPONSE: ANGULAR WALLS UNDULATE WITHIN A CAREFULLY CONTROLLED BRICK GRID AND BREAK OUT ABOVE THE BASE BAY STRUCTURE AT THE CORNERS OF NAGEL AND BETWEEN BRICK TOWERS ALONG BROADWAY. THIS TREATMENT IS CONSISTENT AROUND ALL OF THE STREET ELEVATIONS.



PROPOSED: SOUTH-EAST CORNER OF NORTH BUILDING

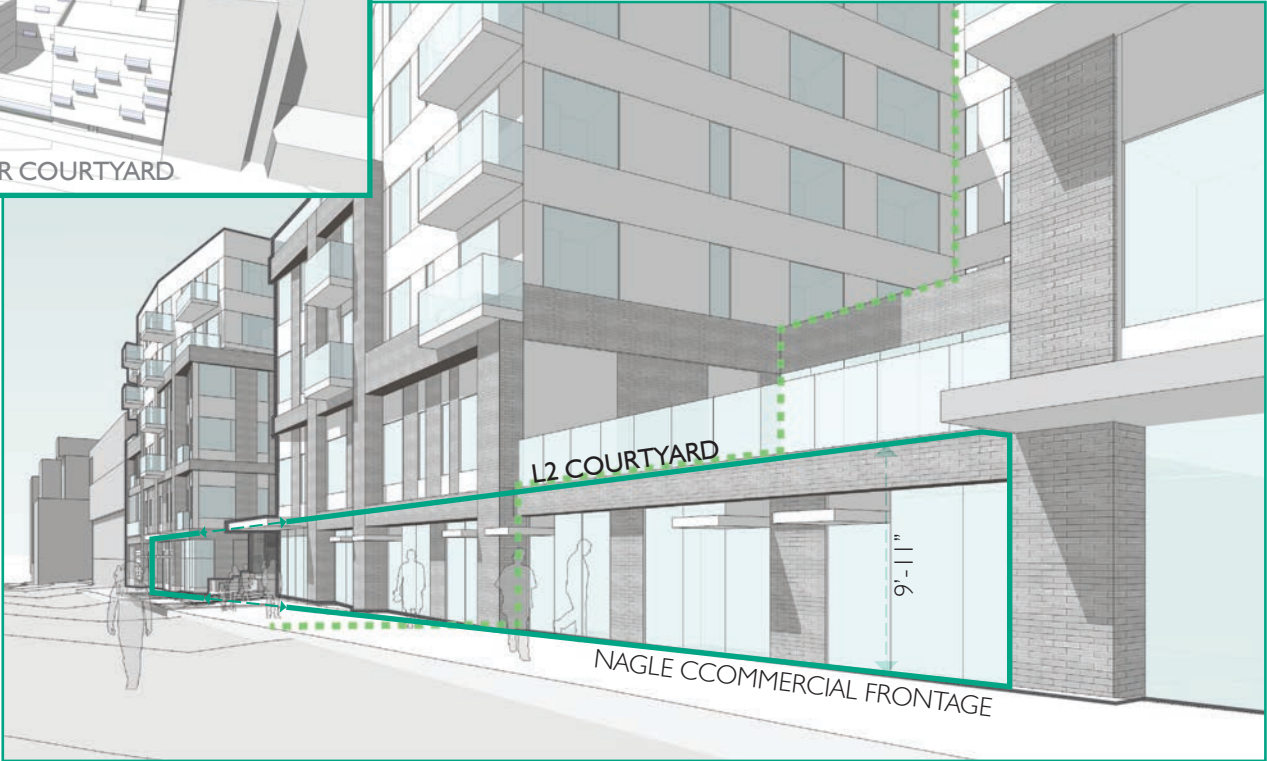
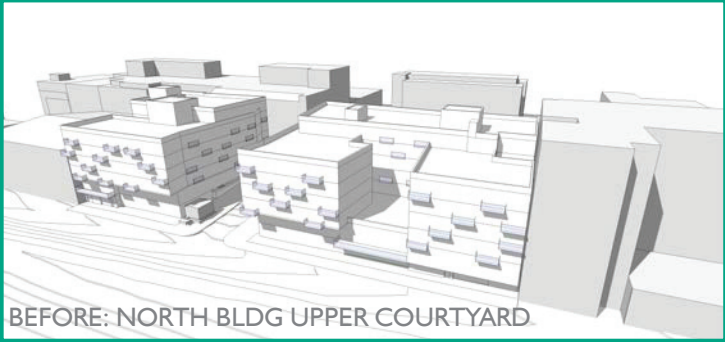


BEFORE: NORTH-WEST CORNER FROM BROADWAY



PROPOSED: NORTH-WEST CORNER FROM BROADWAY

BOARD DIRECTION AND RESPONSE DESIGN CONCEPT



PROPOSED: NORTH BLDG PEDESTRIAN FRONTAGE ALONG NAGLE



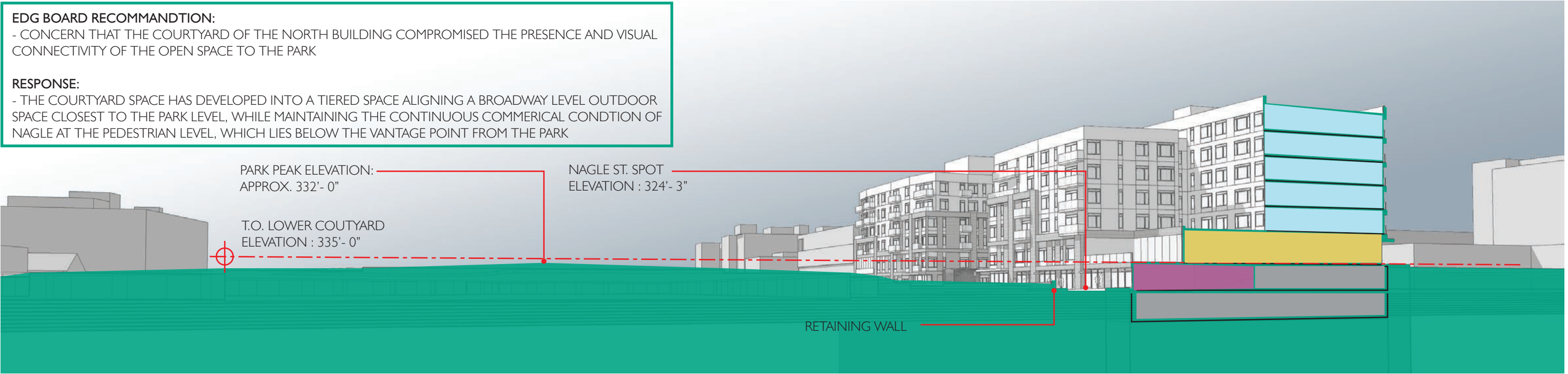
PROPOSED: SOUTH-EAST CORNER OF NORTH BUILDING

EDG BOARD RECOMMANTDION:

- CONCERN THAT THE COURTYARD OF THE NORTH BUILDING COMPROMISED THE PRESENCE AND VISUAL CONNECTIVITY OF THE OPEN SPACE TO THE PARK

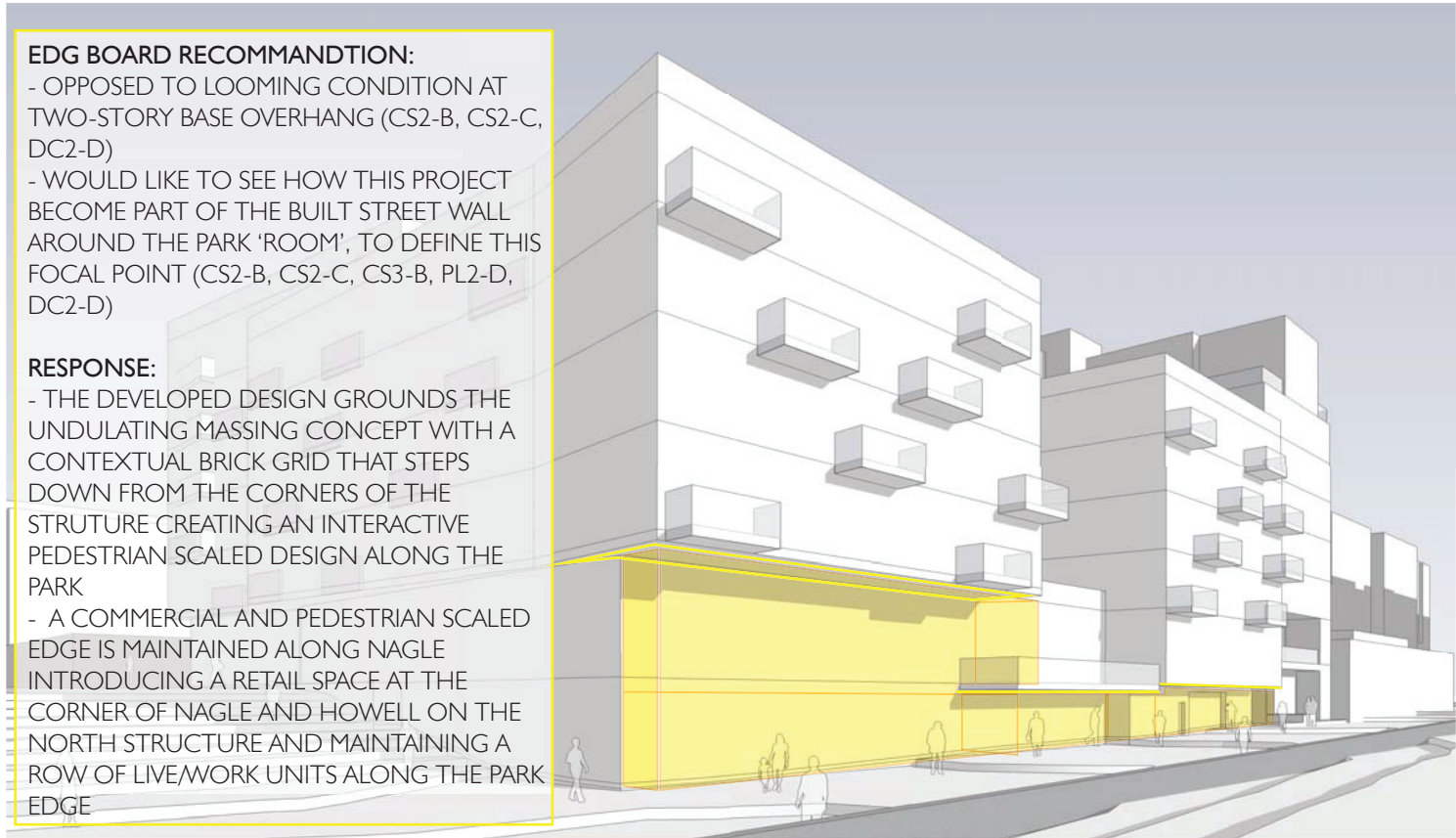
RESPONSE:

- THE COURTYARD SPACE HAS DEVELOPED INTO A TIERED SPACE ALIGNING A BROADWAY LEVEL OUTDOOR SPACE CLOSEST TO THE PARK LEVEL, WHILE MAINTAINING THE CONTINUOUS COMMERICAL CONDION OF NAGLE AT THE PEDESTRIAN LEVEL, WHICH LIES BELOW THE VANTAGE POINT FROM THE PARK



SITE SECTION THRU PARK AND COURTYARD AT NORTH BUILDING

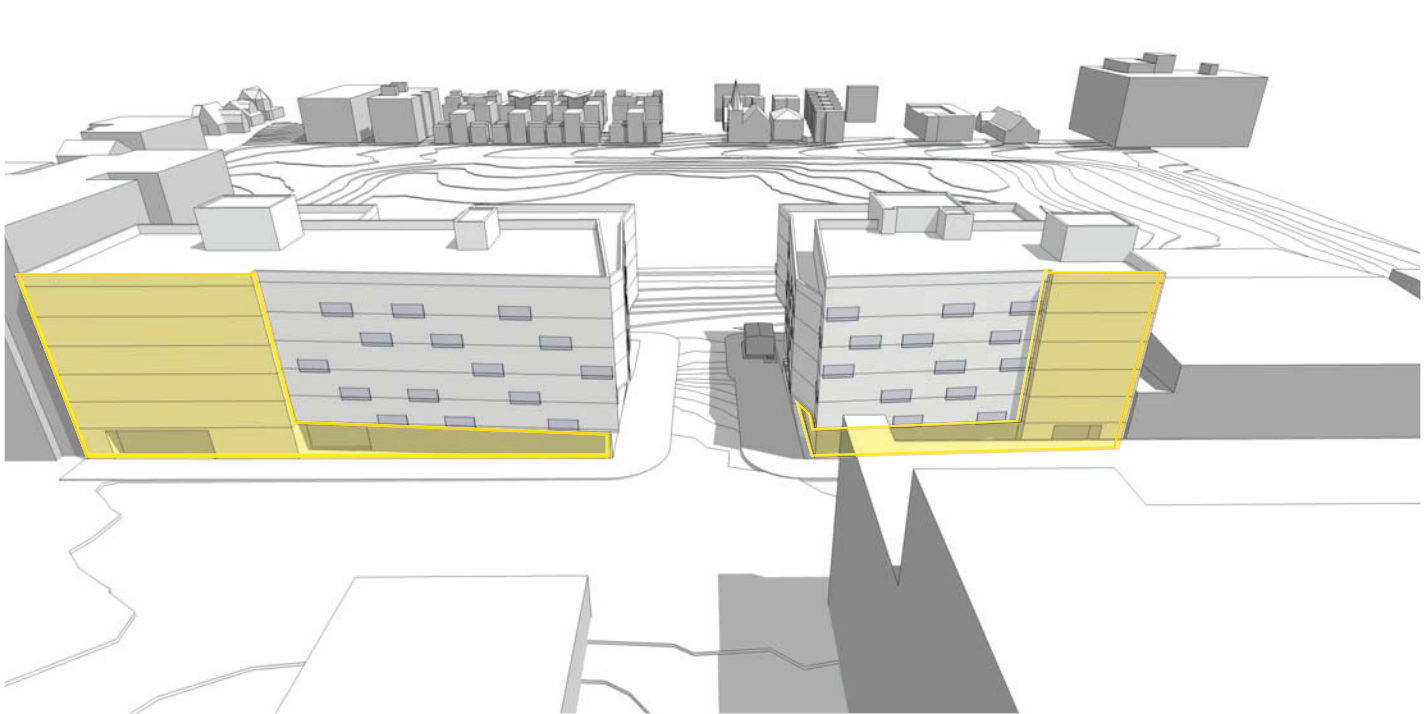
BOARD DIRECTION AND RESPONSE MASSING



BEFORE: SOUTH-EAST CORNER OF NORTH BUILDING



PROPOSED: SOUTH-EAST CORNER OF NORTH BUILDING

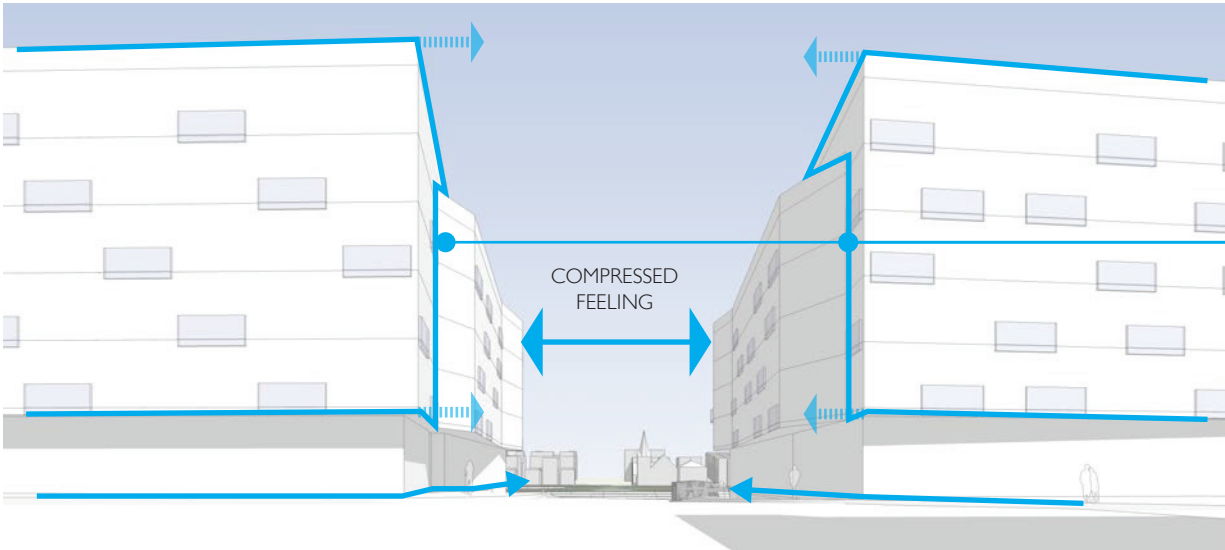


BEFORE: AERIAL VIEW FROM BROADWAY



PROPOSED: AERIAL VIEW FROM BROADWAY

BOARD DIRECTION AND RESPONSE STREETScape AND EdGES



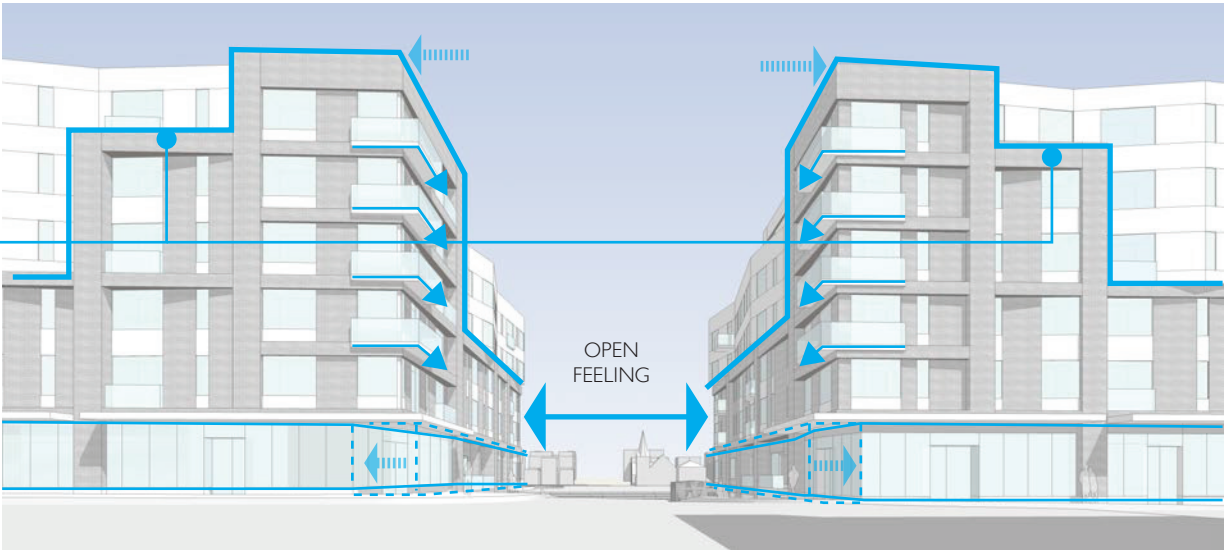
BEFORE: HOWELL AND THE PARK FROM BROADWAY

EDG BOARD RECOMMENDATION:

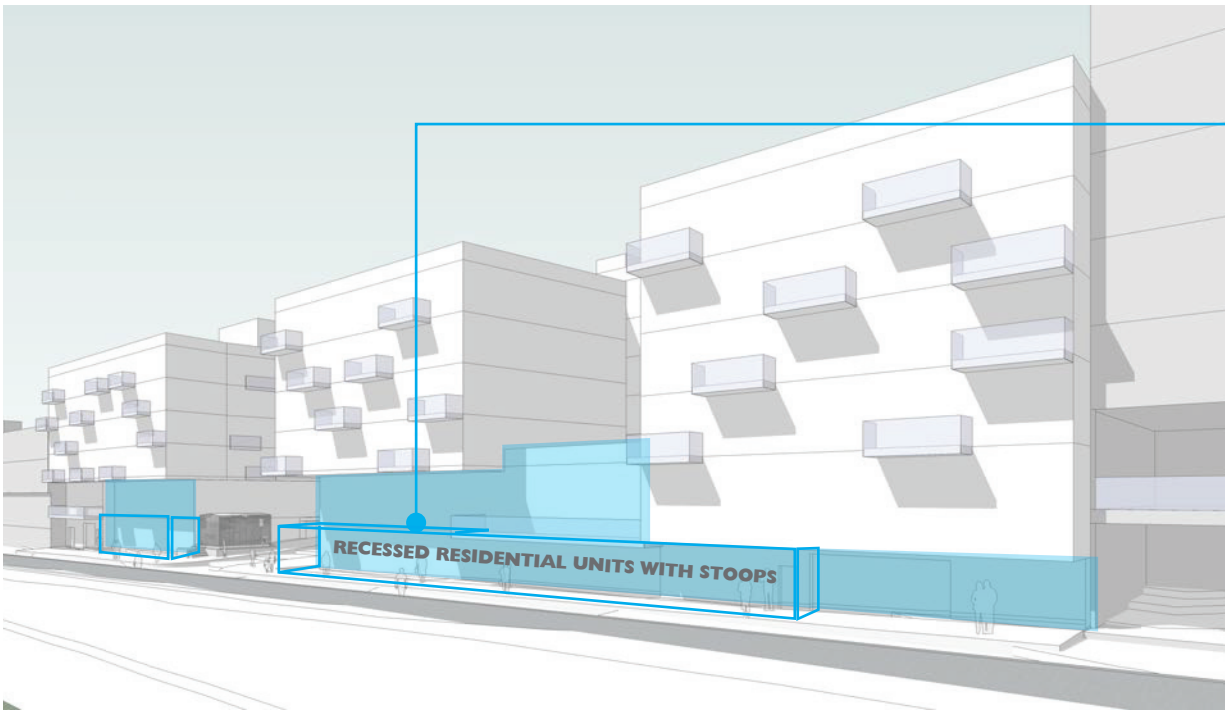
- USE ANGLES TO FRAME AND HIGHLIGHT THE HOWELL GATEWAY (CS2, DC3, Capitol Hill CS2-I-v)
- CREATE NODE AT HOWELL (CS2-C-I, DC3-B-3, Capitol Hill CS2-I-v)

RESPONSE:

- STEPPING BRICK FACADES CREATES HIERARCHY TO HIGHLIGHT HOWELL STREET AS A GATEWAY
- RECESSED ANGLED CORNER RETAIL SPACES OPEN TO CREATE A NODE ENCOURAGING PEDSTRIAN MOVEMENT TOWARDS THE PARK
- HORIZONTAL BALCONY PROJECTIONS REINFORCE THE CORNER AND PROMOTE DIRECTIONAL MOVEMENT TOWARDS THE PARK.



CURRENT: HOWELL AND THE PARK FROM BROADWAY



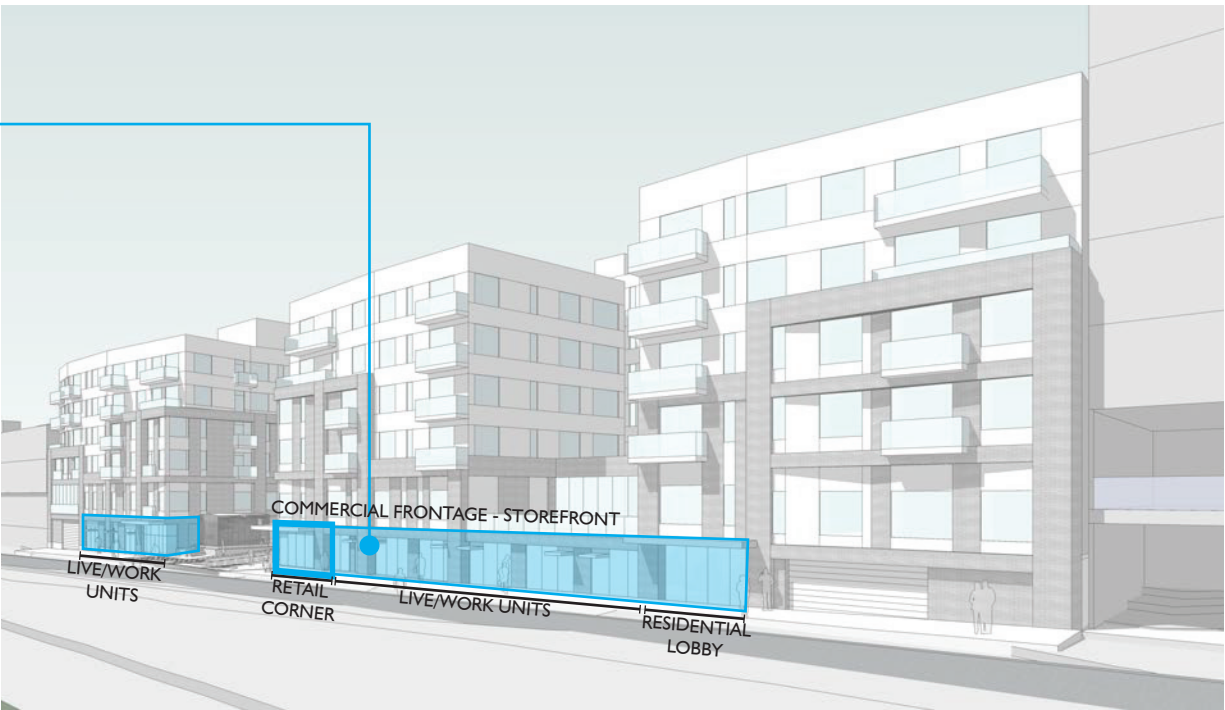
BEFORE: NORTH-WEST CORNER FROM THE PARK AND NAGLE

EDG BOARD RECOMMENDATION:

- ACTIVATE USES, HIGH TRANSPARENCY, LIGHTING AND CLEAR SIGHT LINES
- ACTIVATE NAGLE BY INCLUDING COMMERCIAL USES (CS2-A, CS2-B, PL1-B, PL2-B, PL3-B, PL3-C)

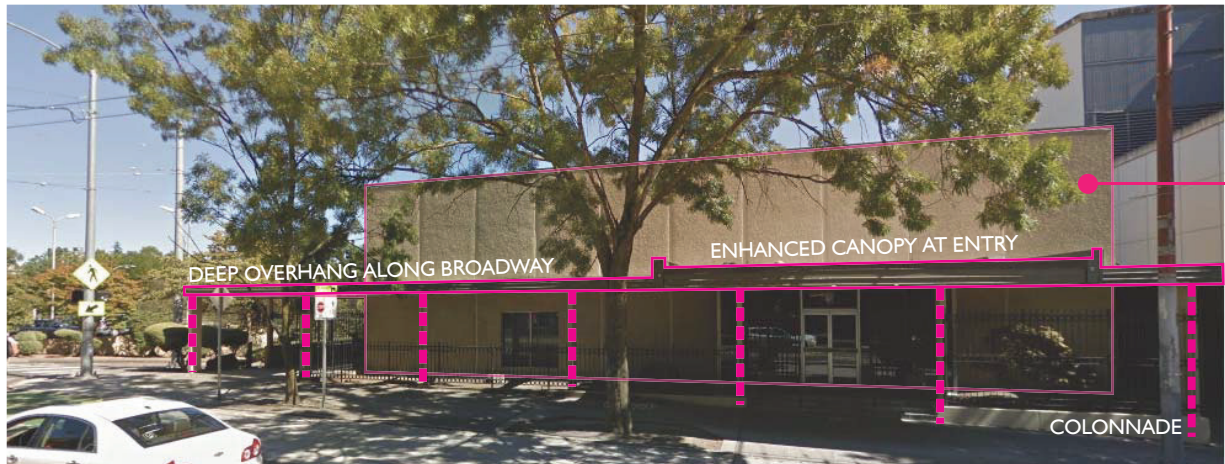
RESPONSE:

- REDUCED SETBACKS AND INTRODUCED MORE TRANSPARENCY ALONG NAGLE TO THE STREET ALONG THE PARK.
- IN LIEU OF RECESSED RESIDENTIAL UNITS, A CORNER RETAIL SPACE, LIVE/WORK UNITS AND A NORTH RESIDENTIAL LOBBY ACTIVATE NAGLE PLACE FRONTAGE ACROSS FROM THE PARK.

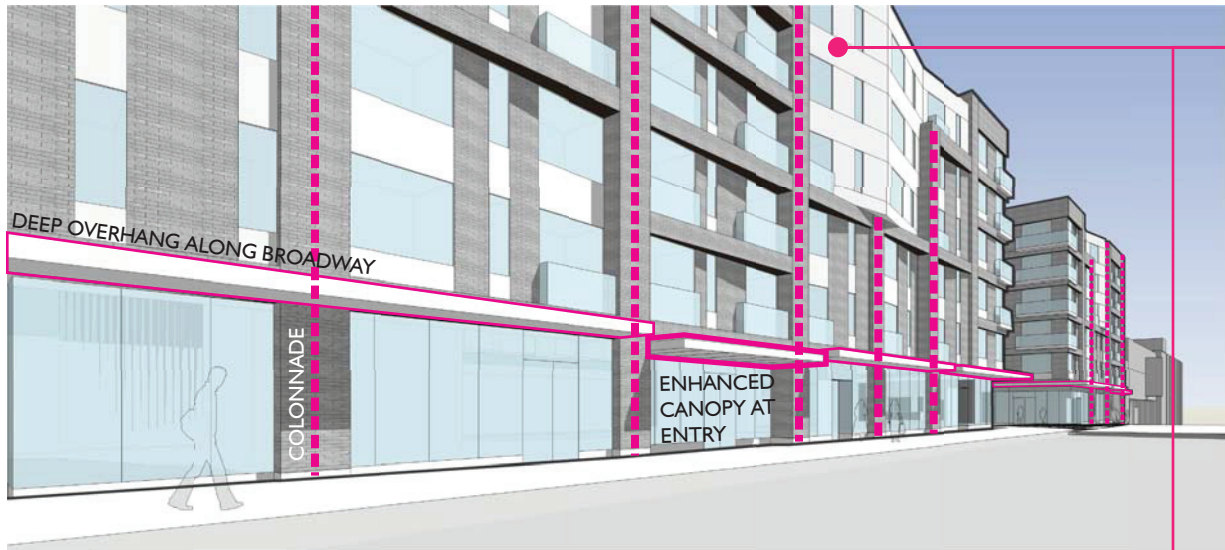


CURRENT: NORTH-WEST CORNER FROM THE PARK AND NAGLE

BOARD DIRECTION AND RESPONSE CHARACTER AND MATERIALS



EXISTING BONNEY WATSON STRUCTURE



PROPOSED: PEDESTRIAN VIEW DOWN BROADWAY FROM NORTH BLDG



PROPOSED: PEDESTRIAN VIEW DOWN BROADWAY FROM SOUTH BLDG

EDG BOARD RECOMMENDATION:

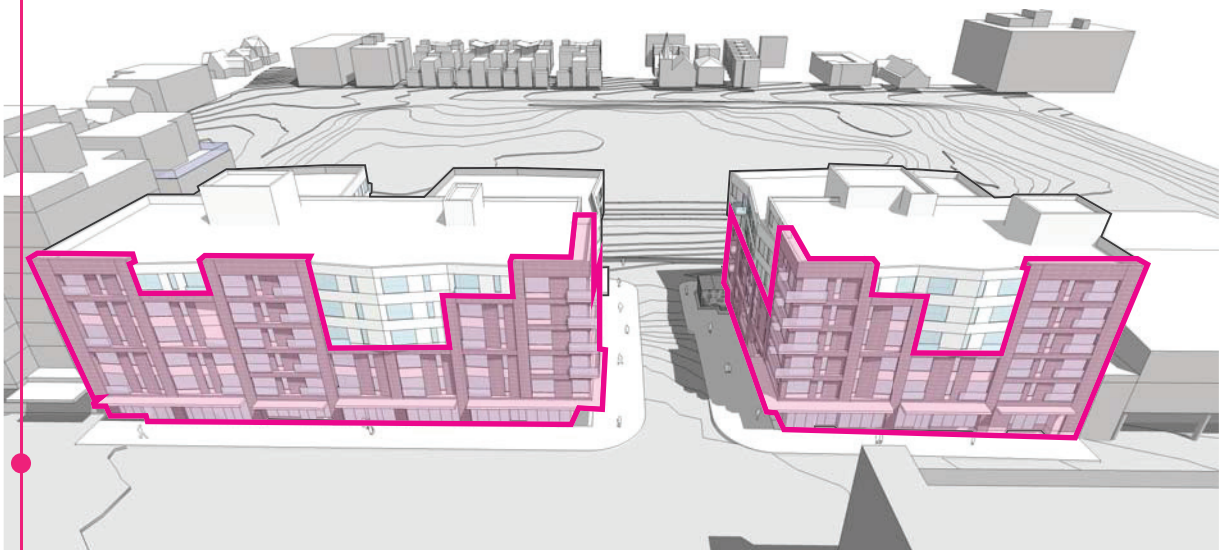
- DESIRE TO PRESERVE OR GIVE A NOD TO THE EXISTING CHARACTER OF THE EXISTING BONNEY WATSON STRUCTURE

RESPONSE:

- THE INTRODUCTION OF THE BRICK GRID BASE UTILIZES STRONG VERTICALS TO ANCHOR THE BUILDING WHILE PROVIDING THE NOTION OF A COLONNADE FOUND IN THE ORIGINAL BONNEY WATSON STRUCTURE. STRONG HORIZONTAL CANOPIES WITH DIFFERENTIATED CANOPIES AT THE BUILDING ENTRIES MIMIC THE CONDITION OF BONNEY WATSON STRUCTURE WHILE HOLDING THE URBAN STREET EDGE.



PROPOSED: PEDESTRIAN VIEW ALONG NAGLE LOOKING NORTHWEST



PROPOSED: AREIAL VIEW ALONG BROADWAY LOOKING EAST

EDG BOARD RECOMMENDATION:

- SUPPORTED USE OF BRICK AS PROMINANT MATERIAL CITING CONTEXTUAL RELATIONSHIP TO SITE
- USE BRICK TO ENCHANCE FACADE ALONG BROADWAY

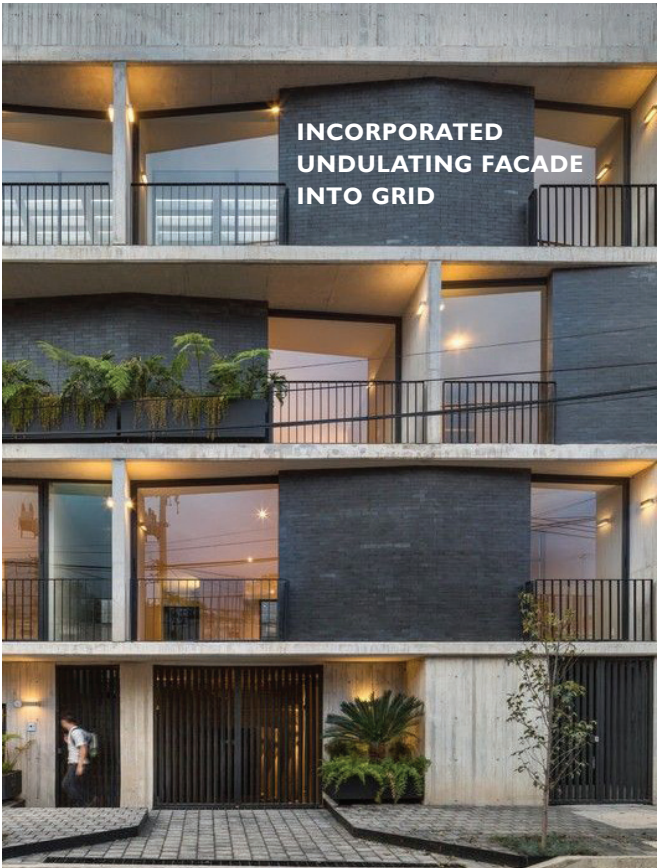
RESPONSE:

- THE PRIMARY USE OF BRICK EVOLVED THROUGH THE DESIGN PROCESS AS AN ELEMENT TO ANCHOR THE PROJECT WITH A CONTEXTUAL BRICK BAY STRUCTURE.
- THE BRICK GRID FRAMES EACH ELEVATION IN A UNIQUE WAY, HIGHLIGHTING TOWER ELEMENTS AT THE HOWELL GATEWAY AND AT THE ABUTTING EDGES OF THE STRUCTURE TO PROVIDE TRANSITION.

INSPIRATION



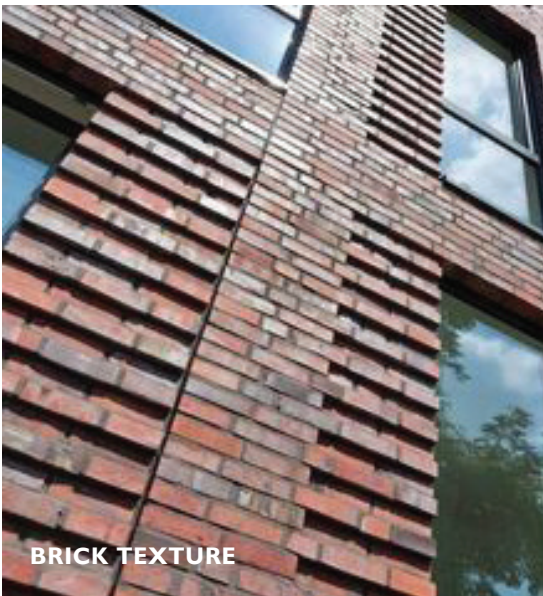
UNDULATING FACADE



INCORPORATED
UNDULATING FACADE
INTO GRID

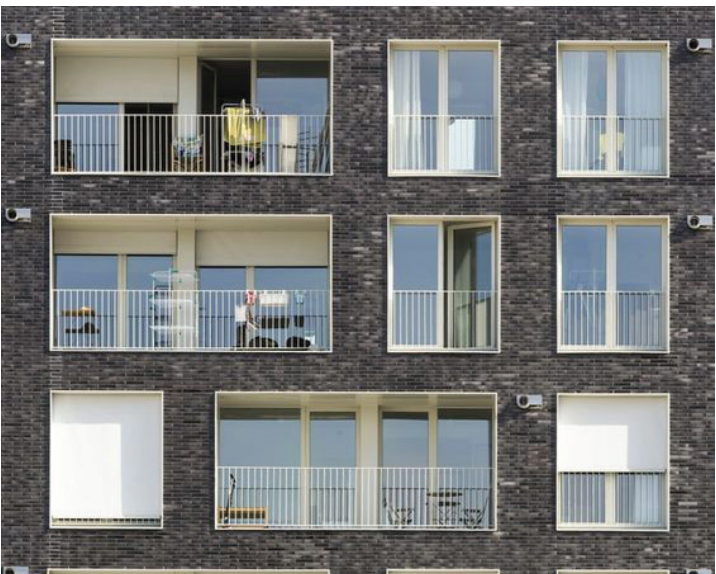


UNDULATING
FACADE



BRICK TEXTURE

COLOR ACCENT INSPIRATION ALONG
HOWELL AND NAGLE. EXPLORATION
OF COLOR WILL REFERENCE COLORFUL
STREETS OF BROADWAY AS ACCENTS
WITHIN THE FACADES.





DESIGN PROGRESS

DESIGN PROGRESS

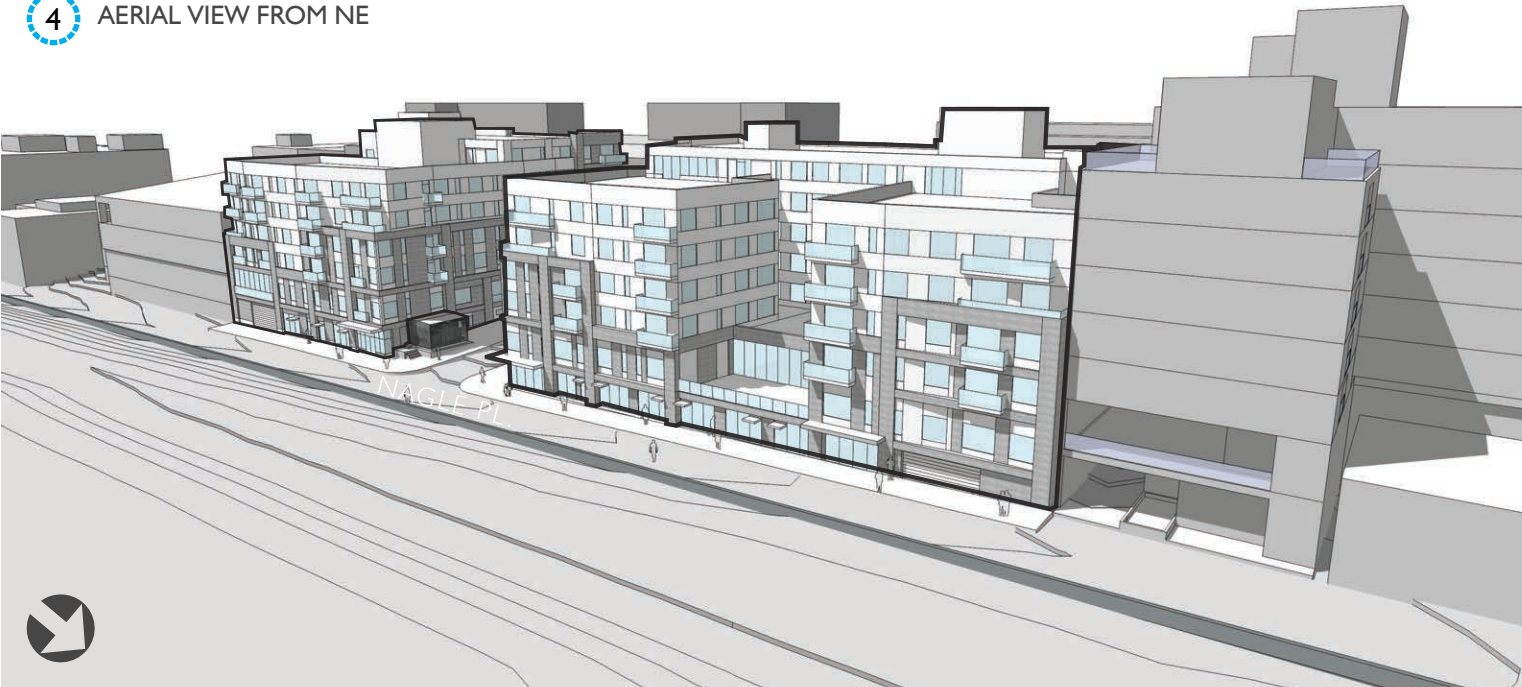


DESIGN PROGRESS

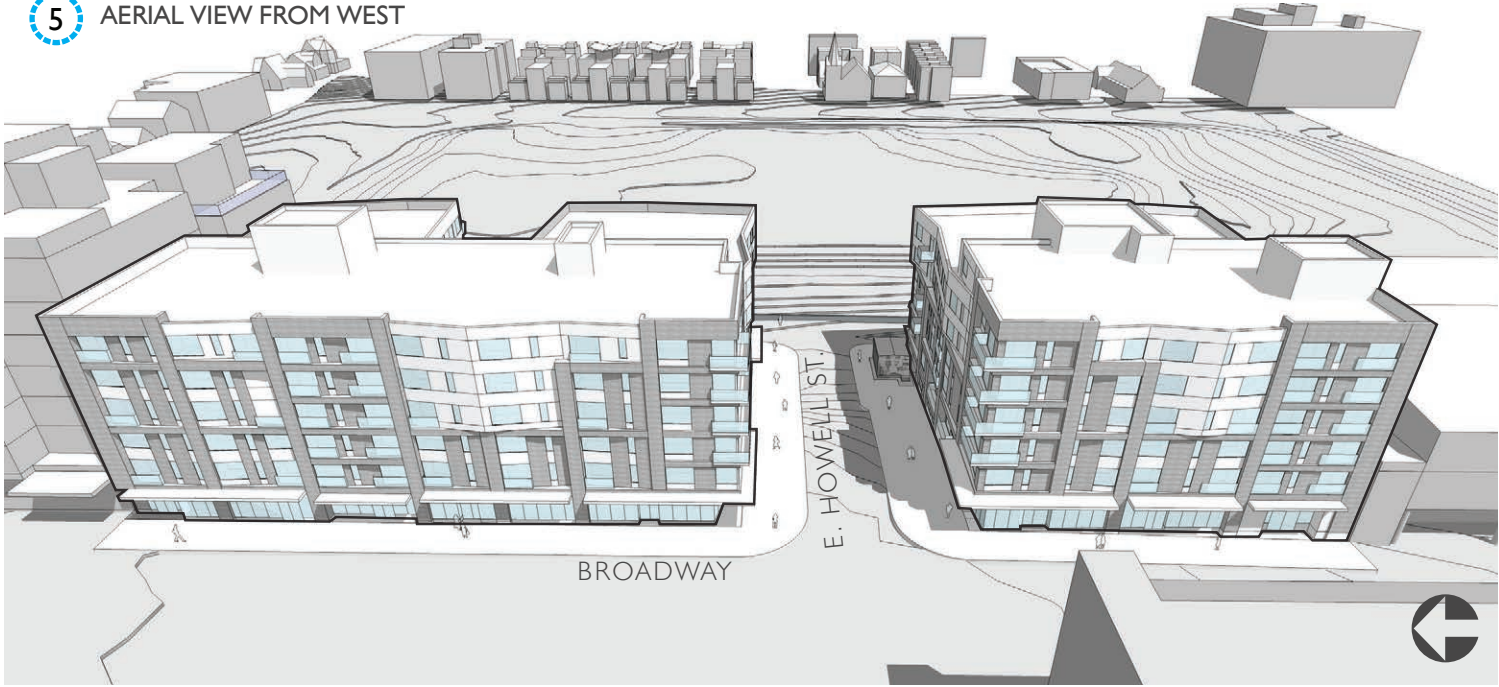
3 AERIAL VIEW FROM SE



4 AERIAL VIEW FROM NE

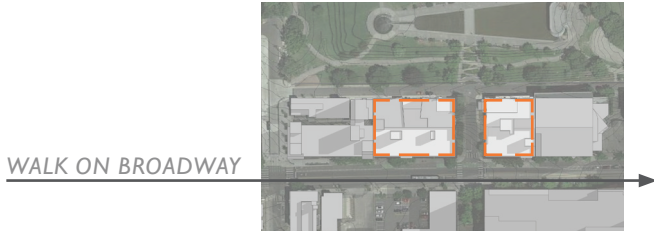


5 AERIAL VIEW FROM WEST



DESIGN PROGRESS

BROADWAY - HOWELL PEDESTRIAN VIEWS



VIEW FROM NORTH-WEST FROM BROADWAY



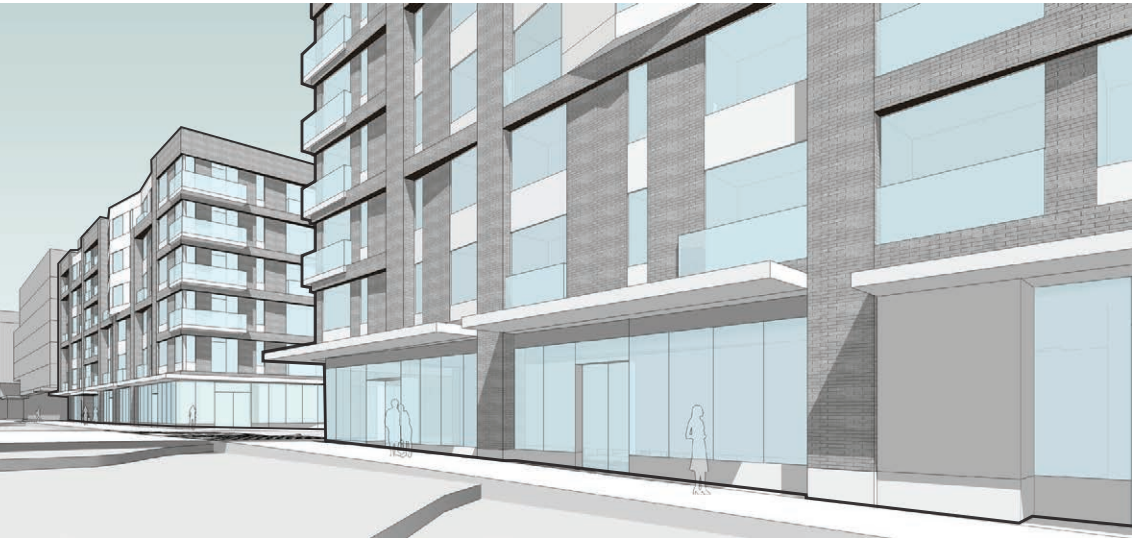
WALK



VIEW FROM NORTH-WEST CORNER OF BROADWAY AND HOWELL



VIEW FROM WEST OF BROADWAY



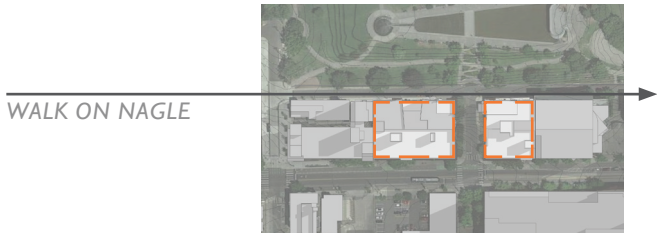
WALK



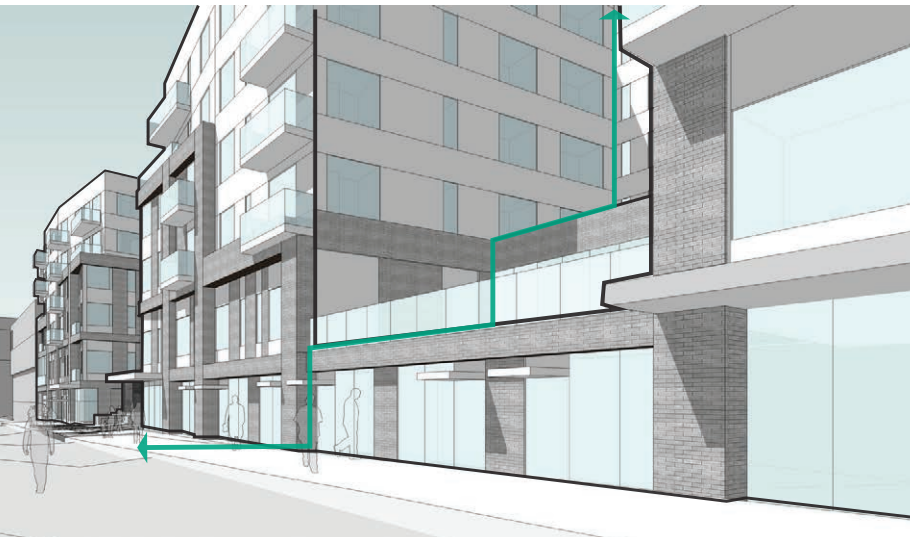
VIEW FROM SOUTH-WEST OF BROADWAY

DESIGN PROGRESS

NAGLE & HOWELL PEDESTRIAN VIEWS



VIEW FROM NORTH-EAST FROM NAGLE



VIEW FROM CAL ANDERSON PARK [EAST OF NAGLE]

WALK



VIEW FROM EAST OF HOWELL AND NAGLE CORNER



WALK



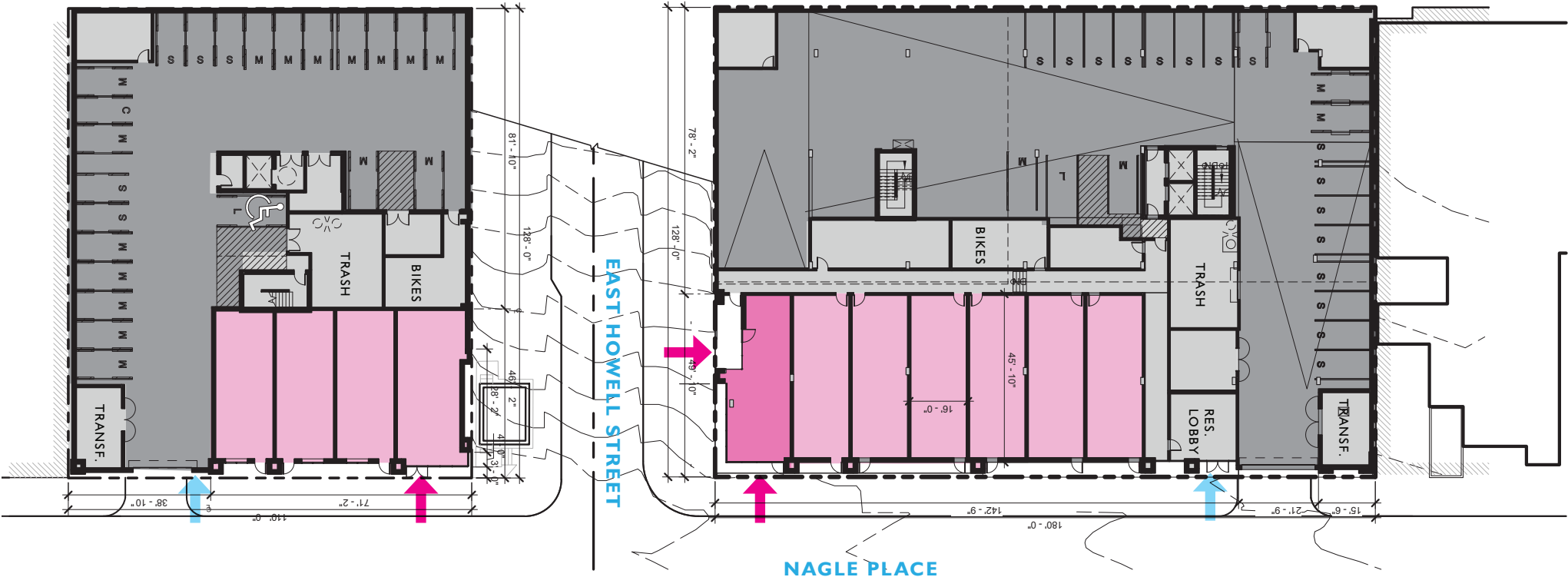
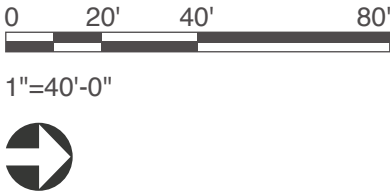
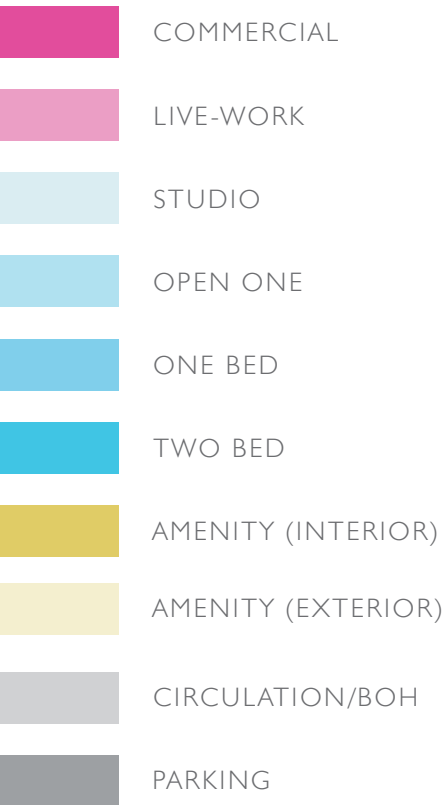
VIEW FROM SOUTH-EAST OF NAGLE

DESIGN PROGRESS

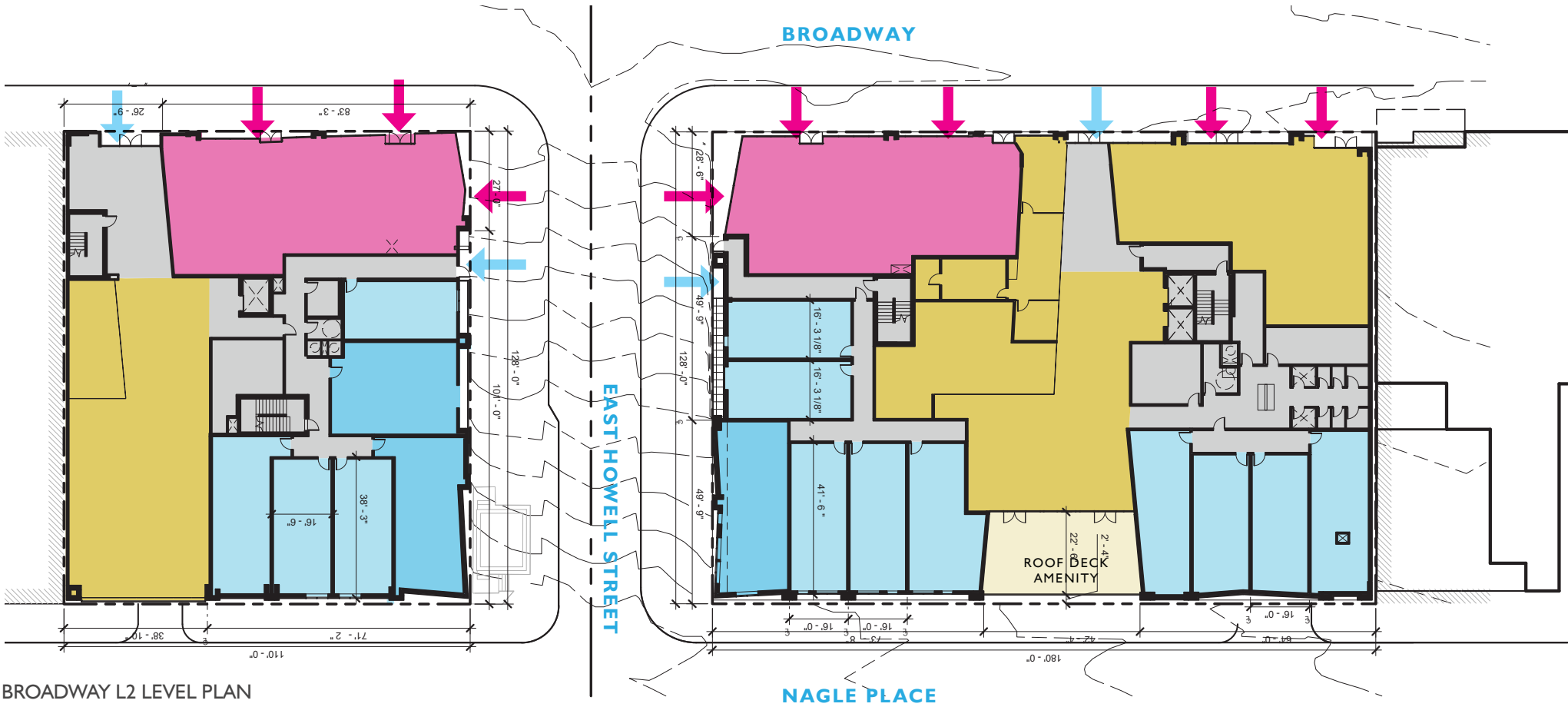
ENTRIES / EXITS KEY



SPACE FUNCTION KEY



NAGLE PLACE L1 LEVEL PLAN



BROADWAY L2 LEVEL PLAN

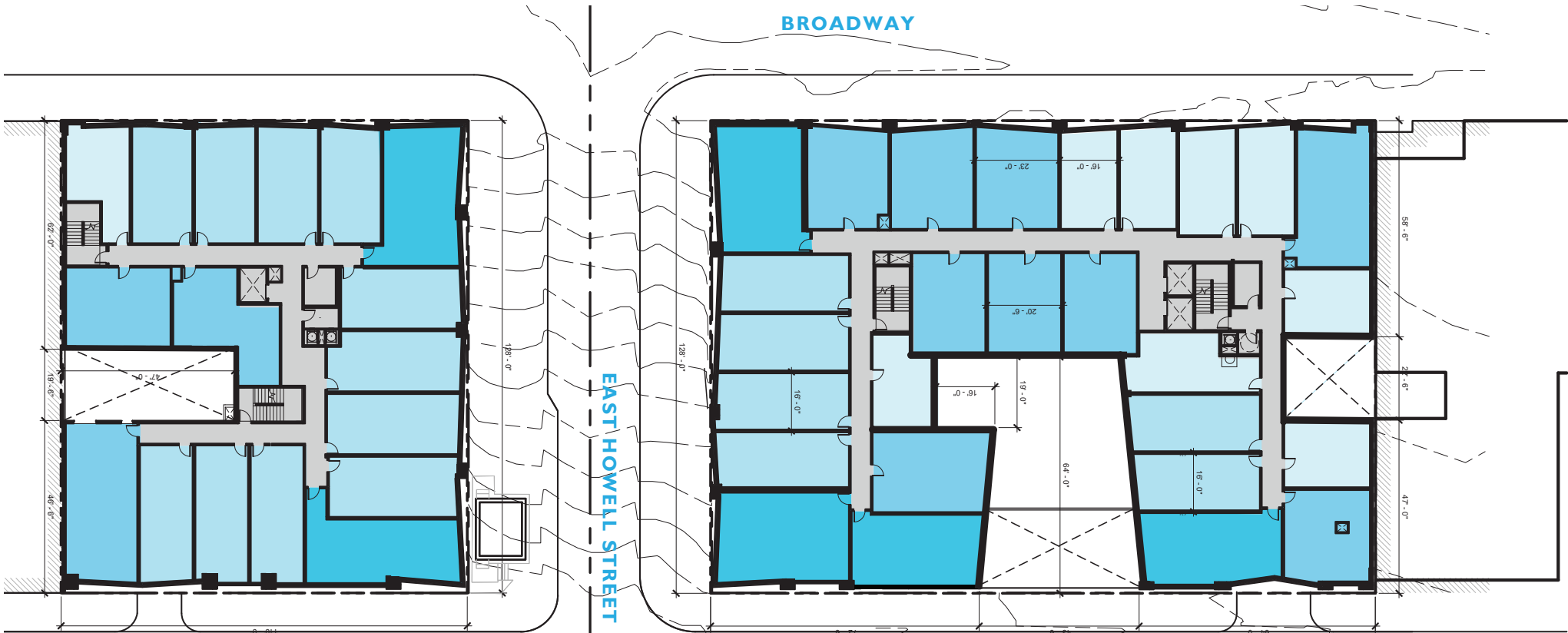
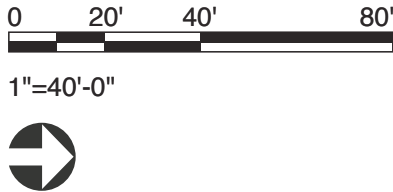
DESIGN PROGRESS

ENTRIES / EXITS KEY

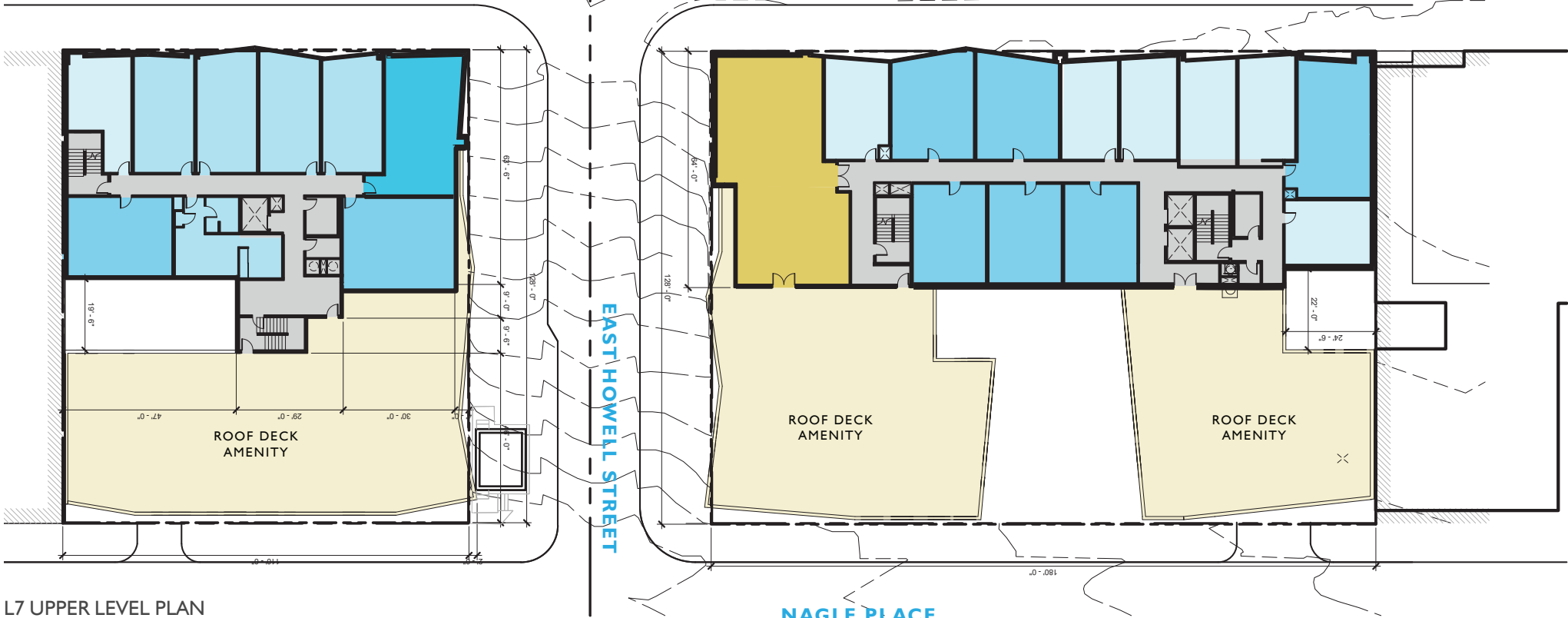
- RESIDENTIAL
- COMMERCIAL

SPACE FUNCTION KEY

- COMMERCIAL
- LIVE-WORK
- STUDIO
- OPEN ONE
- ONE BED
- TWO BED
- AMENITY (INTERIOR)
- AMENITY (EXTERIOR)
- CIRCULATION/BOH
- PARKING

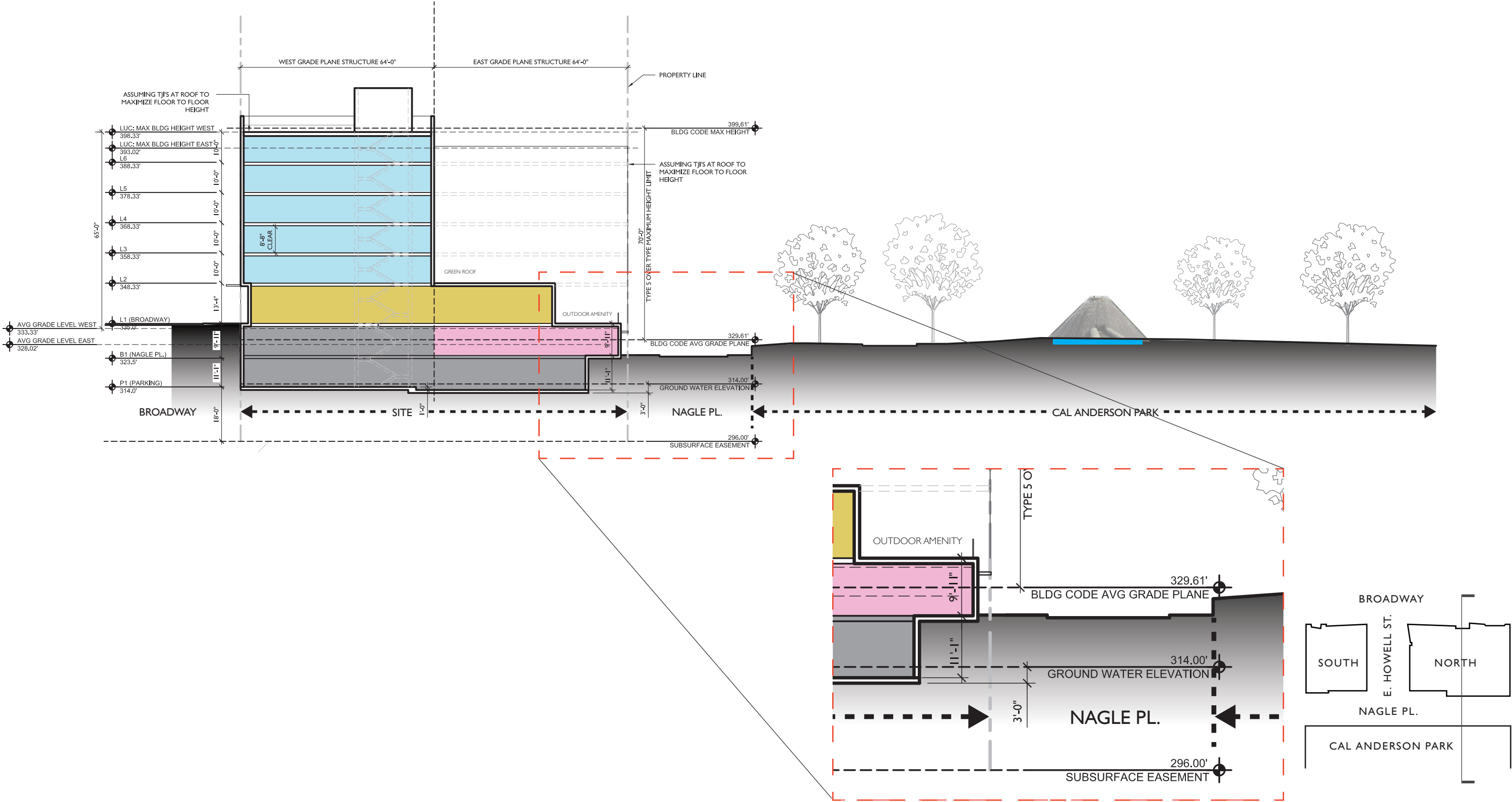


L3-L6 TYP RESIDENTIAL LEVEL PLAN

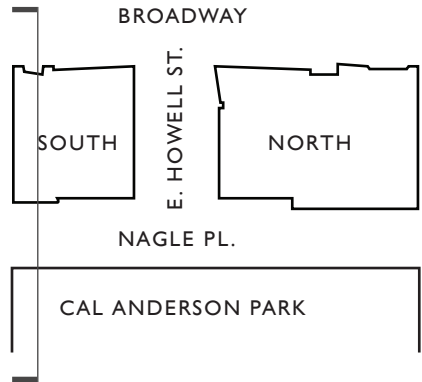
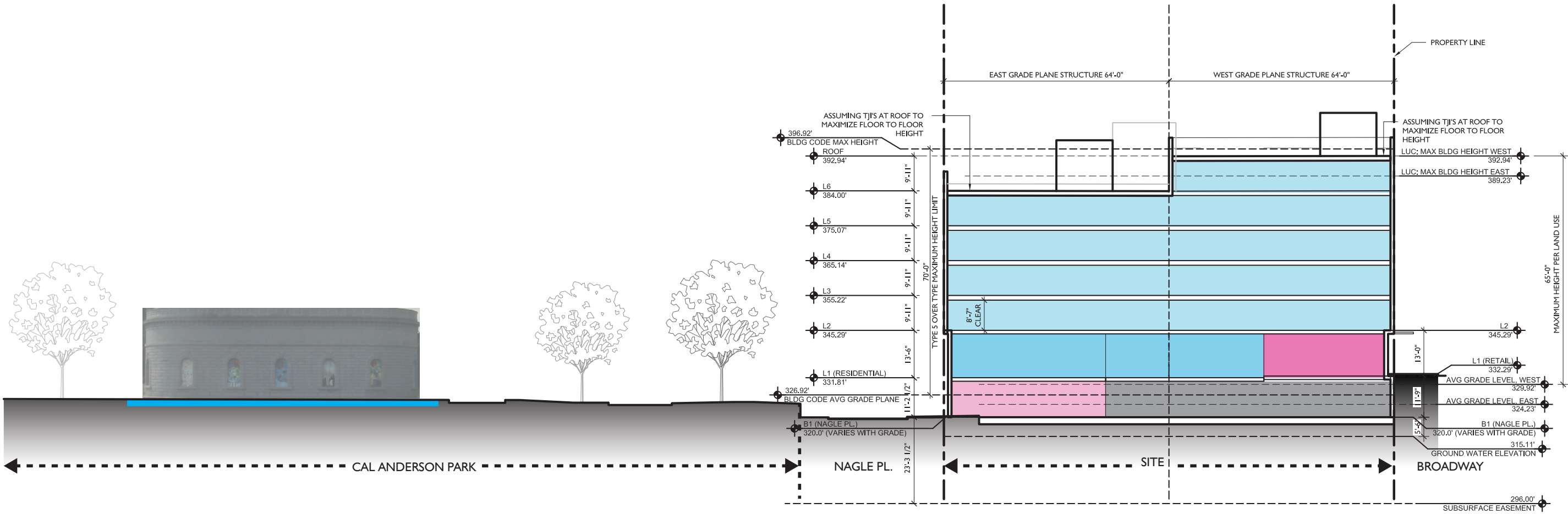


L7 UPPER LEVEL PLAN

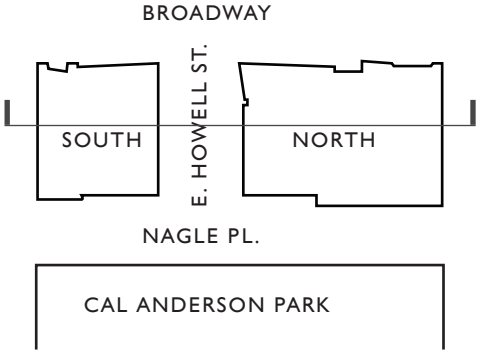
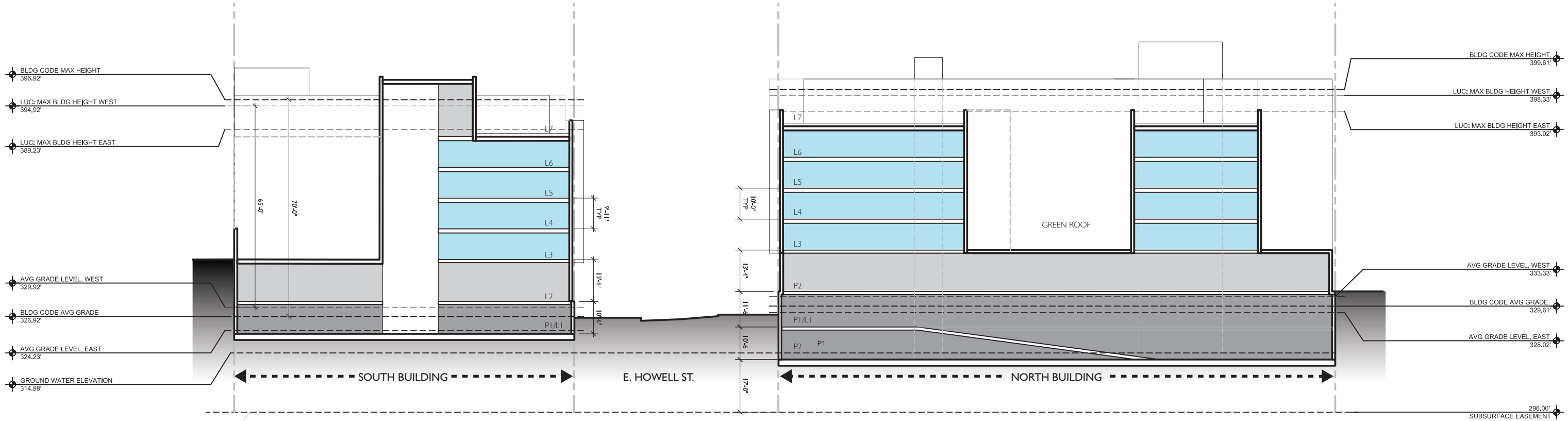
SITE SECTION



SITE SECTION



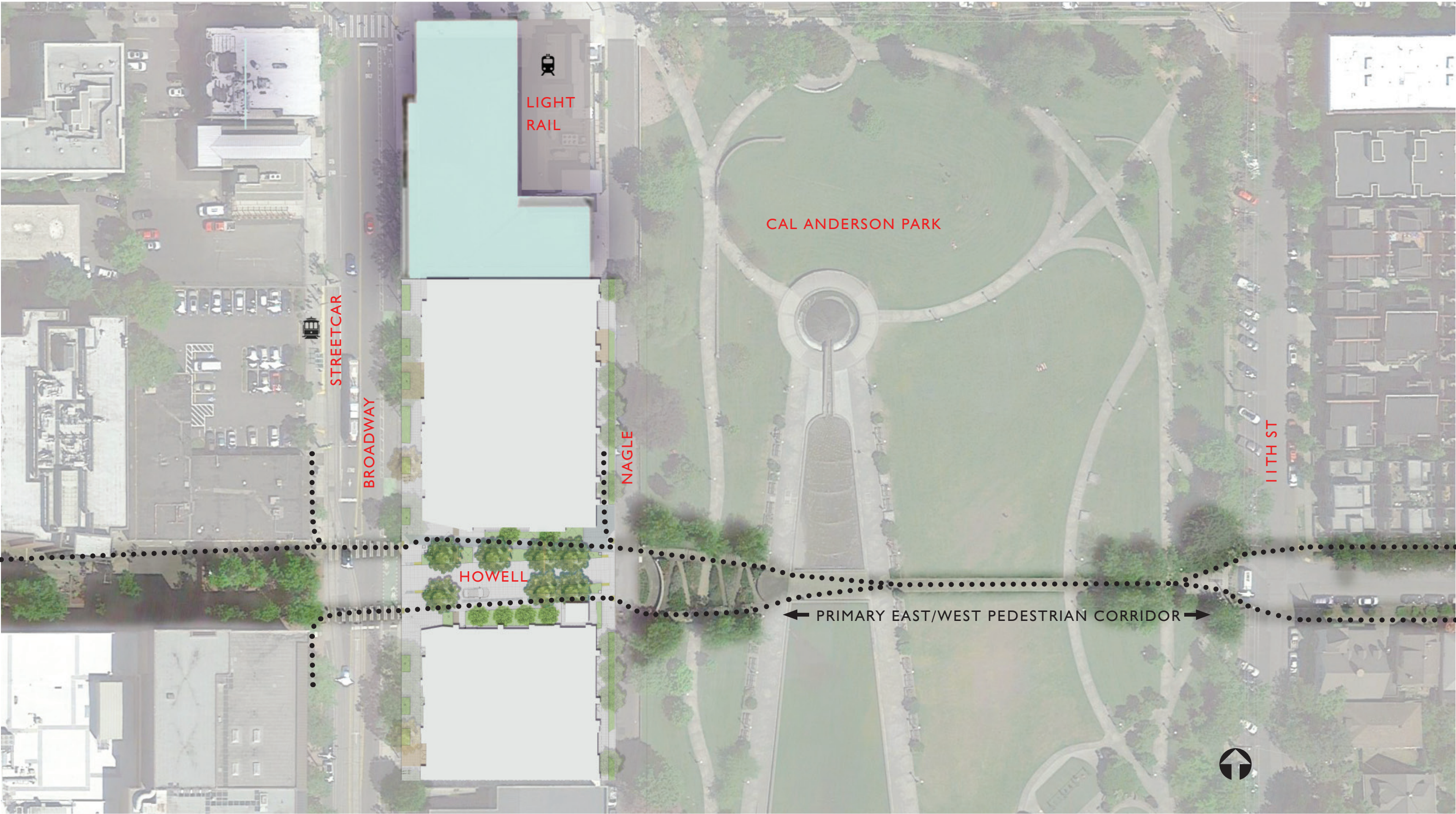
SITE SECTION



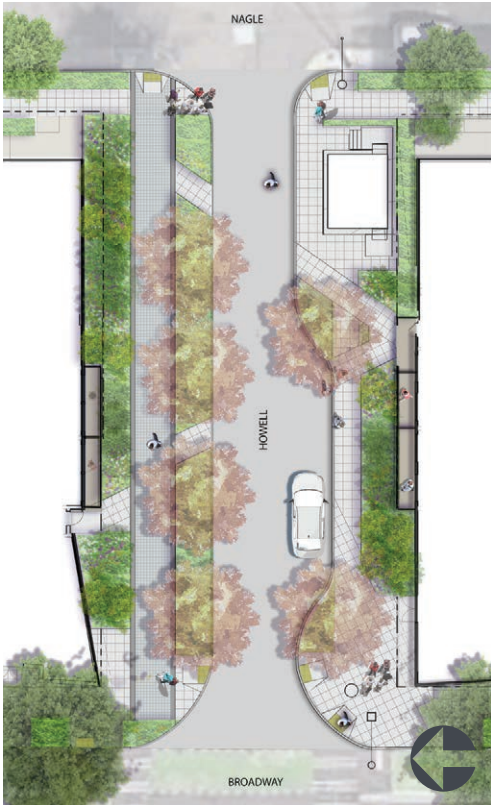
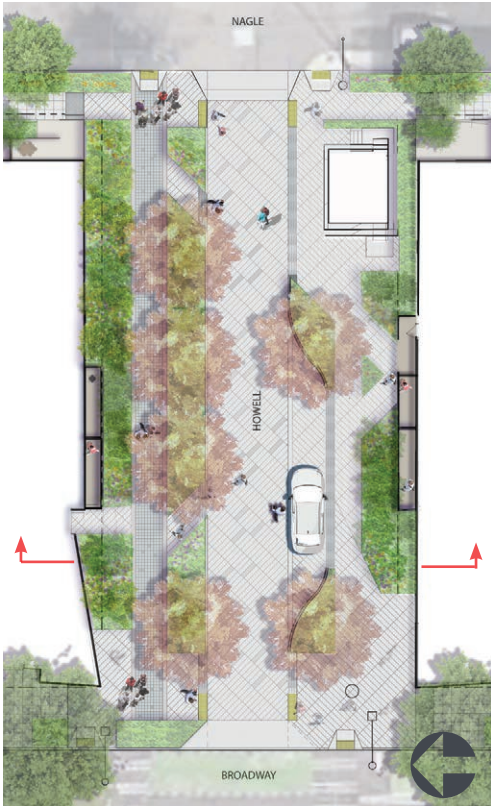


LANDSCAPE DESIGN

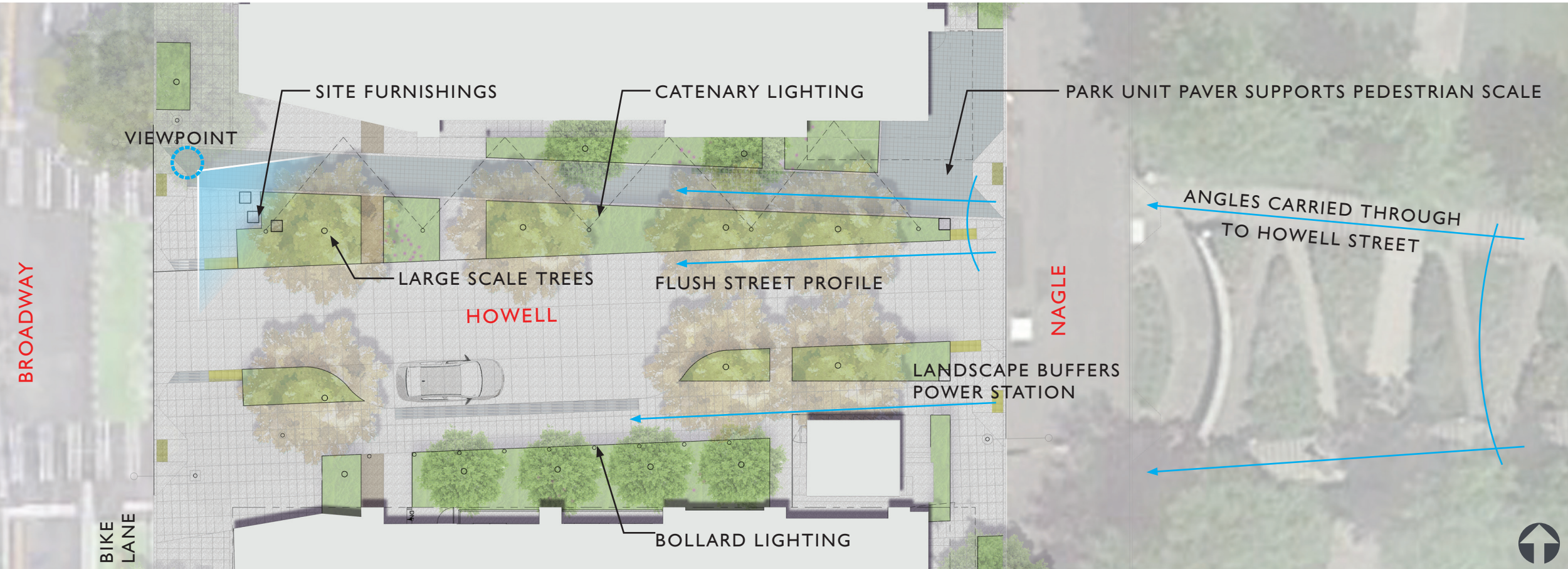
OVERALL SITE PLAN



HOWELL PLAN



INITIAL CONCEPTS



DESIGN RESPONSE



HOWELL STREET VIEW LOOKING EAST

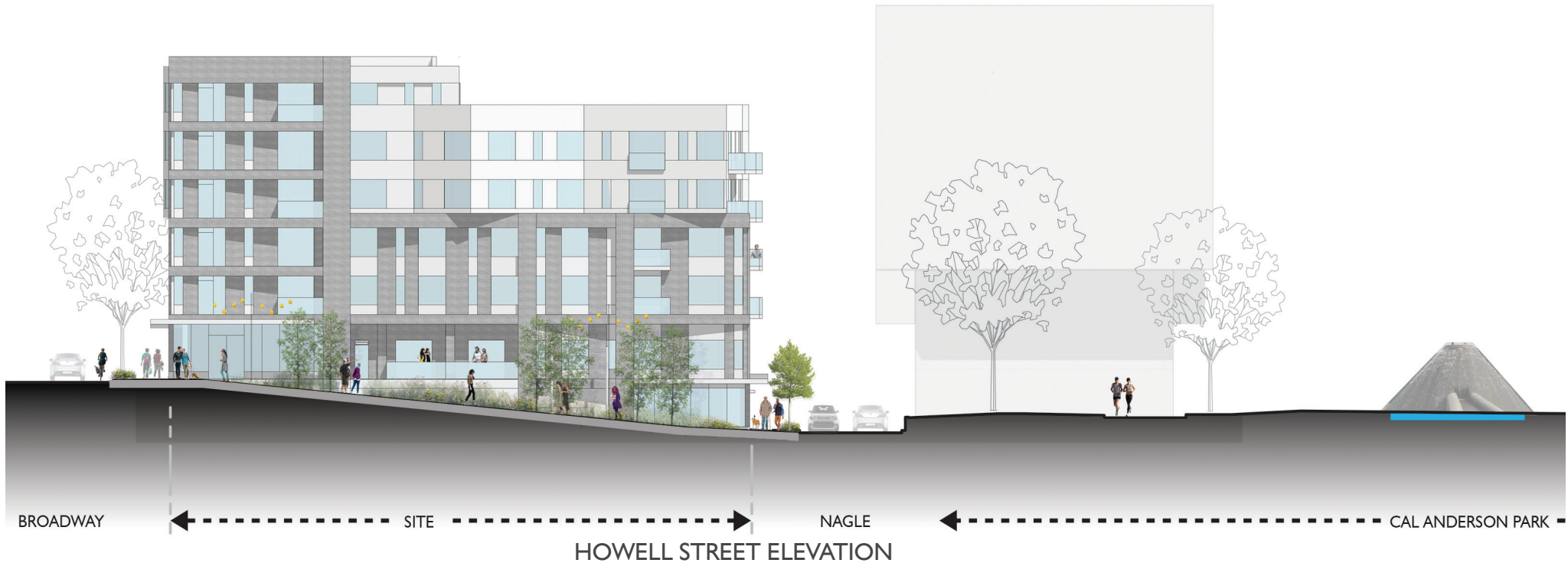
BROADWAY AND NAGLE STREETSCAPES



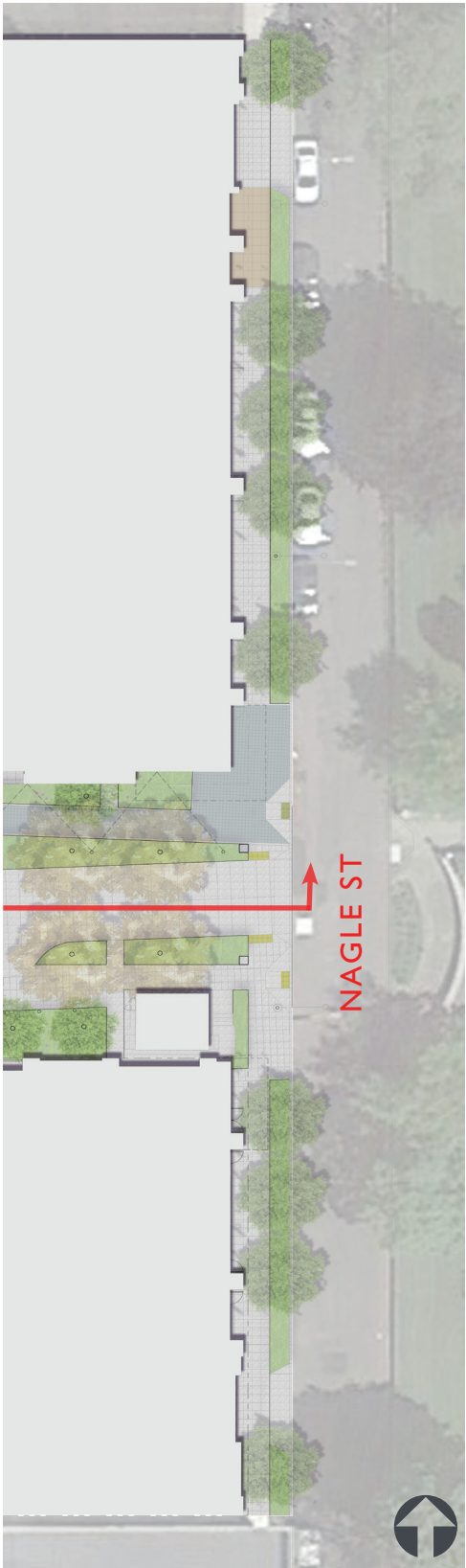
BROADWAY STREET PLAN



BROADWAY STREET CHARACTER



NAGLE STREET INSPIRATION



NAGLE STREET PLAN

HOWELL STREETSCAPE



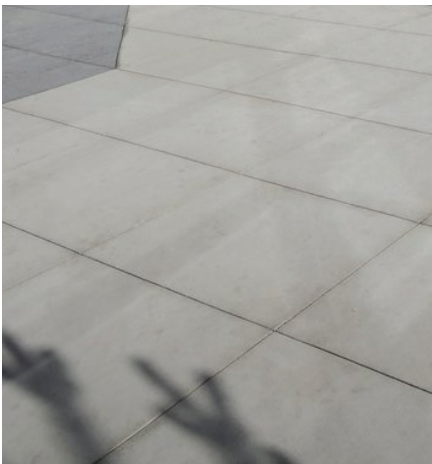
CAL ANDERSON PARK



PLANT PALETTE



MODIFIED / SHARED ROADWAY



HARDSCAPE MATERIALS



ANTICIPATED DEPARTURES



DEPARTURE REQUEST #1 REDUCED COMMERCIAL SPACE CEILING HEIGHT

LAND USE CODE REQUIREMENT

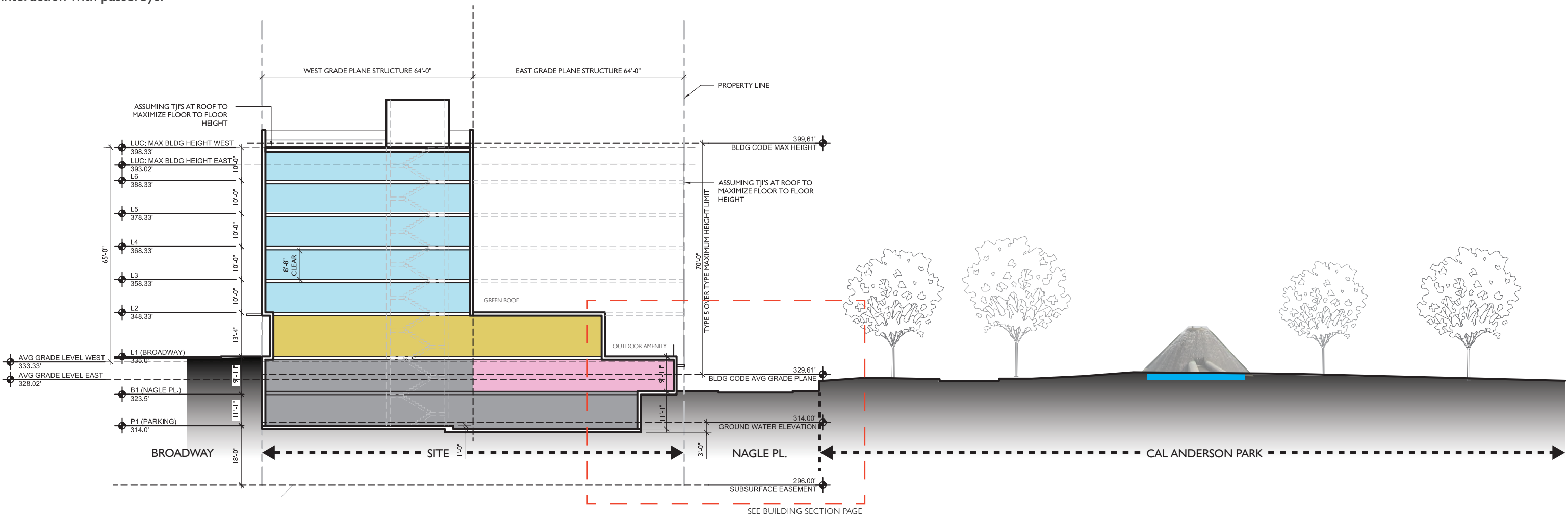
[23.47A.008.B.4] - STREET-LEVEL DEVELOPMENT STANDARDS: NON RESIDENTIAL STREET LEVEL REQUIREMENTS:

23.47.008.B.4: Height provisions for new structures or new additions to existing structures. Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.

PROPOSED DEPARTURE

To allow Commercial and Live-Work units along Nagle with minimum floor to floor heights of 9'-11" at North building and 11'-10" at South building.

PURPOSE: A departure is necessary in order to place Commercial uses floor levels at existing sidewalk grade along Broadway and Nagle, which reduces the floor to floor height below 13'-0". The project proposes to provide commercial use along Nagle to enhance the pedestrian experience along the park edge, contribute to eyes on the street and interaction with passerbys.



DEPARTURE REQUEST #2 BLANK FACADE SOUTH PROPERTY

LAND USE CODE REQUIREMENT
[23.47A.008.A.2.B - STREET-LEVEL DEVELOPMENT
STANDARDS: BLANK FACADES]:

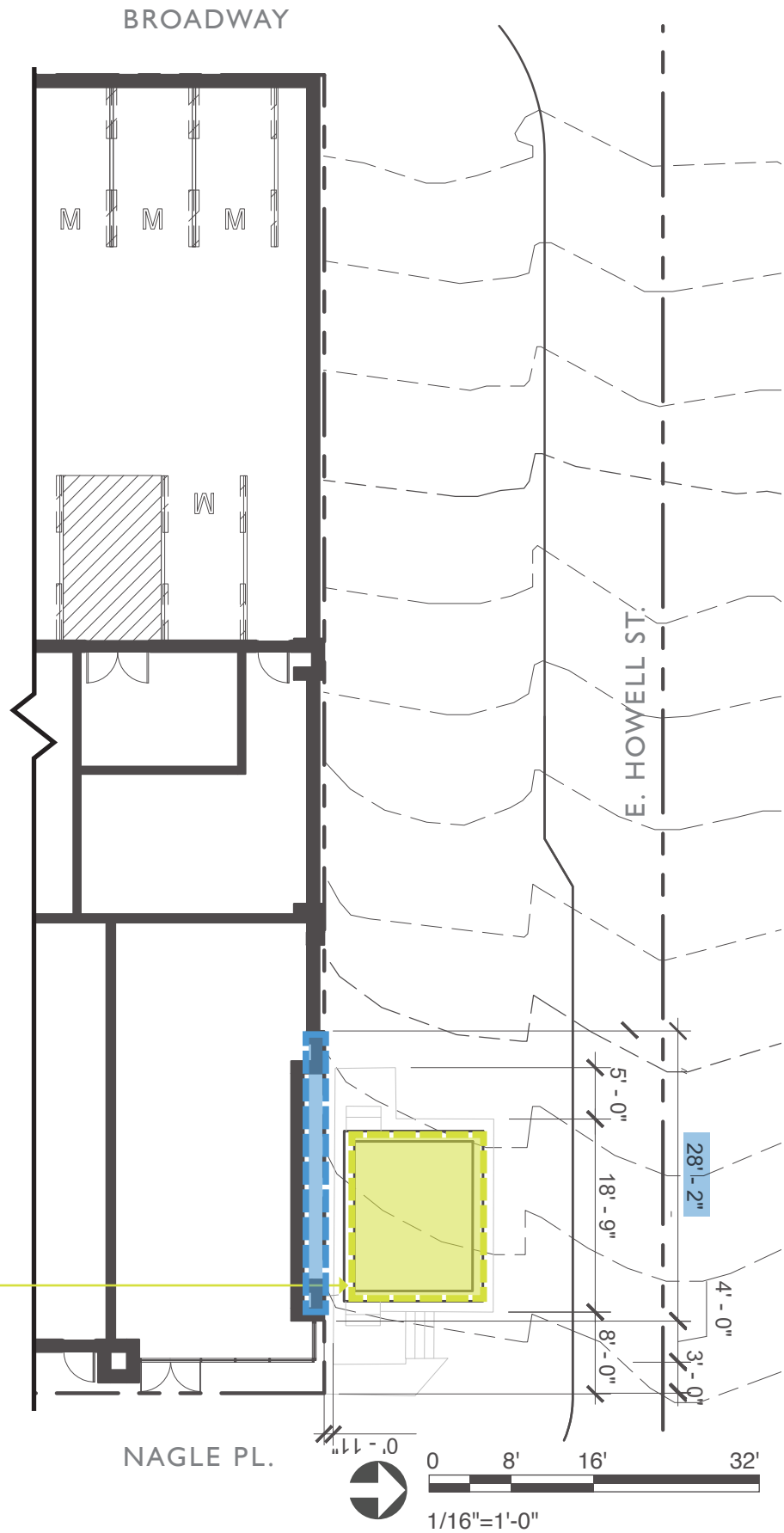
2. BLANK FACADES

b. Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.

PROPOSED DEPARTURE

Increase maximum blank segments from 20'-0" in width to 28'-2" in width along E. Howell St.

PURPOSE: Request to increase blank segments along E. Howell St. is tied to the existing condition of the Street Car Traction Power Substation at the east end of the street. As the existing substation structure completely blocks 18'-9" of the building and is only 11' from the property line, the project team is proposing the area directly behind the Substation to be a blank facade. The remaining facade will include compliance with street level development standards focusing on increasing the pedestrian street condition through glazing, landscape enhancements and attempting to pull visibility and focus away from the Substation.





APPENDIX



DESIGN GUIDELINES

DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINE	CAPITOL HILL DESIGN GUIDELINES	RESPONSE
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CSI
NATURAL
SYSTEMS AND SITE
FEATURES

Use natural systems and features of the site and its surroundings as a starting point for project design.

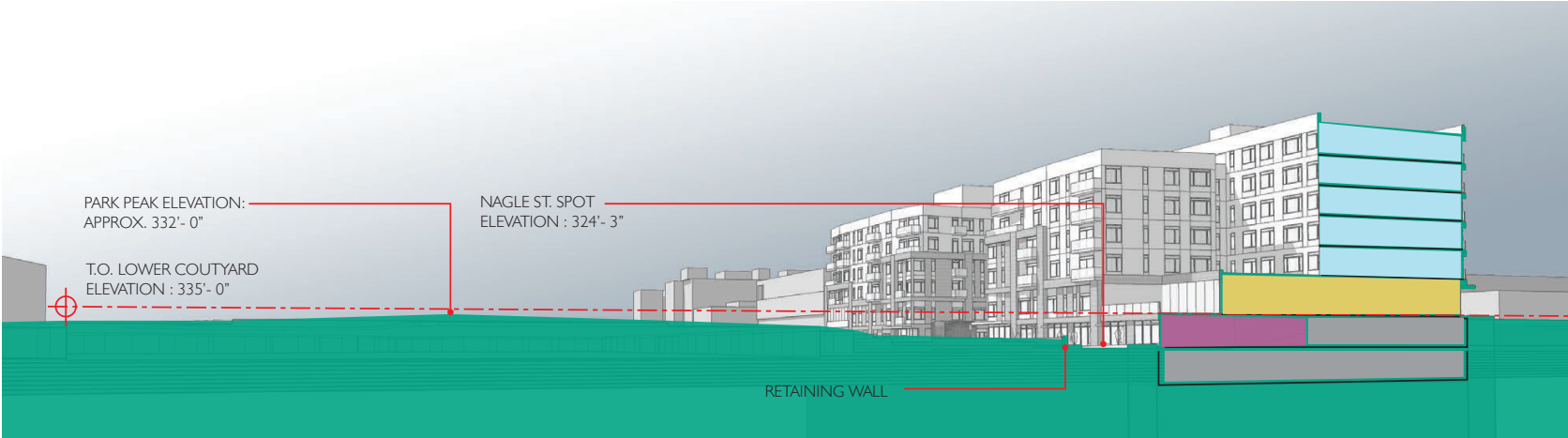
- C. TOPOGRAPHY**
- 1. Land Form:** Use the natural topography and/or other desirable land forms or features to inform the project design.
 - 2. Elevation Change:** Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation.
- D. PLANTS AND HABITAT**
- 1. On-Site Features:** Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.
 - 2. Off-Site Features:** Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

Building height responds to the natural topography by stepping down one floor on the east half overlooking the Park. The Broadway commercial floors are set to align entries with street grade.

The elevation of the park informs the location of common amenity features. The second floor is near level with the park topography rather than below. Therefore the courtyard sits above the Nagle street level.

On-site rooftop amenity terraces have been oriented to the east, facing Cal Anderson Park. The rooftops, both occupied and unoccupied, will include planters and green roof areas and will serve as an extension of the public open space.

The project’s design response for the Howell Street right of way completes a gap in an allee of trees running through the center of Cal Anderson Park which continues west across Broadway Avenue to a pedestrian plaza. In addition, the Howell Street right of way will include significant shrubs and perennial understory plants to support native pollinators pulling the garden plantings at the park entry up towards Broadway and inviting pedestrians to a pathway towards Cal Anderson.



SITE SECTION THROUGH PARK



ALLEE OF TREES

DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINE	CAPITOL HILL DESIGN GUIDELINES	RESPONSE
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CS2
URBAN PATTERN
AND FORM

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

- A. LOCATION IN THE CITY AND NEIGHBORHOOD**
- 1. Sense of Place:** Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.
- 2. Architectural Presence:** Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.
- B. ADJACENT SITES, STREETS, AND OPEN SPACES**
- 1. Site Characteristics:** Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.
- 2. Connection to the Street:** Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.
- 3. Character of Open Space:** Contribute to the character and proportion of surrounding open spaces.
- C. RELATIONSHIP TO THE BLOCK**
- 1. Corner Sites:** Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

- I. Streetscape Compatibility**
- Neighborhood Priority:** Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. The character of a neighborhood is often defined by the experience of walking along its streets. How buildings meet the sidewalk helps determine the character, scale and function of the streetscape. The siting of a new building should reinforce the existing desirable spatial characteristics of the Capitol Hill streetscapes.
- The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.
- V. Multiple Frontages:** For buildings that span a block and “front” on two streets, each street frontage should receive individual and detailed site planning and architectural design treatments to complement the established streetscape character.
- II. Corner Lots**
- Neighborhood Priority:** Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. Capitol Hill’s small-scale blocks provide numerous opportunities for special corner treatments. Prominent building entries and landscaped courtyards create interesting focal points at each corner. Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from the corners.

Located on Howell, the only direct street connection from Broadway to the heart of Cal Anderson Park, the orthogonal building corners act as a gateway transition from the commercial corridor to the neighborhood’s largest public open space. Locating retail entries at the corners will charge the gateway with pedestrian activity. Commercial storefronts in canted walls ease the corner transitions for enhanced pedestrian space. The corner massing above reflects the neighborhood vernacular of expressed structural grid to mark the important neighborhood gateway.

The project engages three distinct streetscape environments, with unique responses appropriate for each one.

The Broadway streetscapes embrace the vibrant retail corridor with robust paving, widened sidewalks, transparent storefronts with multiple entry points, overhead canopies, wide bay rhythm of structural columns, and preservation of the existing large canopy trees.

Howell Street provides a physical extension of the Cal Anderson Park materials and plant palette to extend the valued public open space. Building massing holds the urban street edge to reinforce the gateway.

Nagle Street responds with a strong pedestrian character and smaller scale, appropriate for residential live-work units that access from the street. The retail use that has been added at the corners of Howell and Nagle are a direct reflection of the neighborhood’s desire for intimate, quality business to activate and enhance Cal Anderson Park.



PEDESTRIAN VIEW FROM WEST (SCC CAMPUS)



PEDESTRIAN VIEW FROM CAL ANDERSON PARK



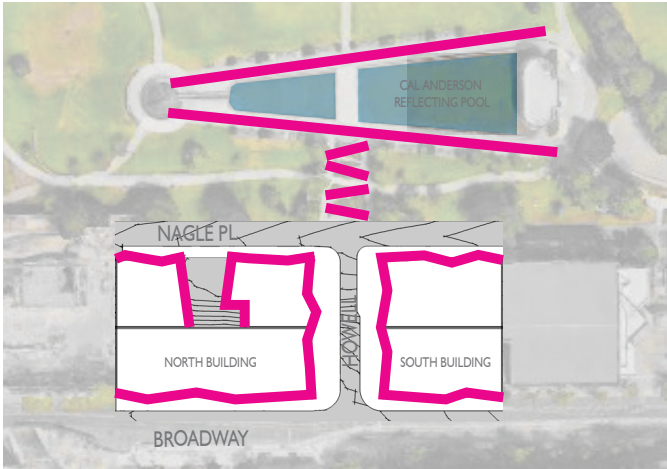
AERIAL VIEW FROM NW



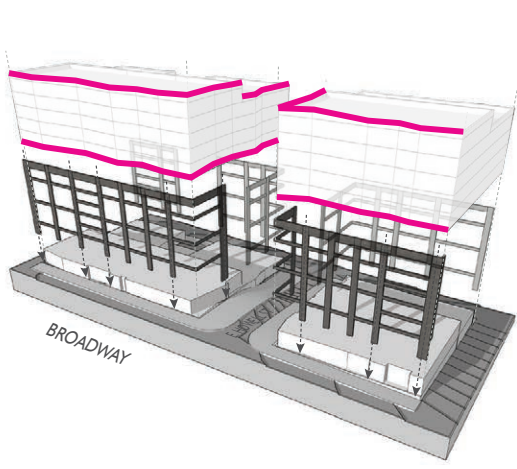
AERIAL VIEW FROM NE

SEATTLE DESIGN GUIDELINE	CAPITOL HILL DESIGN GUIDELINES	RESPONSE
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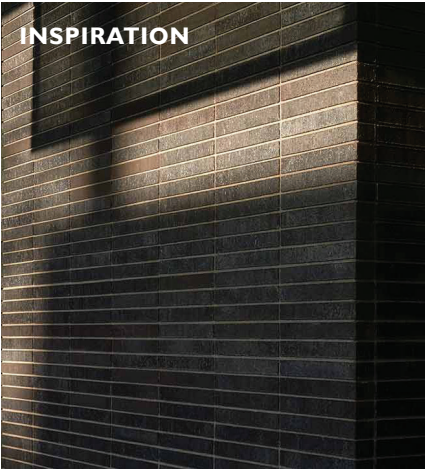
<p>CS3 ARCHITECTURAL CONTEXT AND CHARACTER</p> <p>Contribute to the architectural character of the neighborhood.</p>	<p>A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES</p> <p>1. Fitting Old and New Together: Create compatibility between new projects and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of contemporary materials.</p> <p>2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.</p> <p>3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.</p> <p>4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.</p> <p>B. LOCAL HISTORY AND CULTURE</p> <p>1. Place-making: Explore the history of the site and neighborhood as a potential place-making opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.</p> <p>2. Historical/Cultural References: Reuse existing structures on site where feasible as a means of incorporating historical or cultural elements into the new project.</p>	<p>I. Architectural Concept and Consistency</p> <p>Neighborhood Priority: Preserve and augment the neighborhood’s architectural qualities, historic character and pedestrian scale. There are many elements in the Capitol Hill neighborhood that lend to its unique and thriving character, especially its active street life. There are a variety of ways—architectural concept, human scale and high-quality materials—that can honor this architectural context.</p> <p>Building design elements, details and massing should create a well proportioned and unified building form and exhibit form and features identifying the functions within the building. In general, the roof line or top of the structure should be clearly distinguished from its façade walls.</p> <p>The architectural character of the neighborhood is defined by tripartite facade arrangement, brick facades expressing structural frames and transparent pedestrian level storefronts holding the street edge – accommodating a range of large and small commercial tenants.</p> <p>The proposed design concept responds to this historic character by creating a defined pedestrian base, a middle field and a top held within an expressed structural frame. The structural frame is used to identify the different components of the facade, gateways, residential entries, and edges of the development. Within the structural frame angled planes draw on angular geometries of park features to add a unique character at the park gateway. The structural frame holds the angled planes along Broadway, however the angles break out of the frame in sections on Howell and Nagle to convey movement and activity of the Park.</p> <p>The larger north parcel scale is broken down through the introduction of east facing terraced courtyards fronting the Park. Recognizing that the north end of the park is elevated 6'-8' above the adjacent streets the building terrace is at the second level to look onto the park while the first floor responds to the pedestrian walks adjacent to the site. Building scale is further broken down with a variety of Juliette balconies along Broadway in response to its busy commercial environment and decks along Howell and Nagle to encourage people watching opportunities for Park overlooks.</p> <p>The project’s neighbor to the east, Cal Anderson Park, was originally identified by the Olmstead Brothers as a part of the city-wide connection of open space that would become Seattle’s Park System. While Cal Anderson was not designed by the Olmsted’s, the plan character, hardscape details and simple geometries reflect their legacy. Howell Street landscaping proposes an extension of the park language to reinforce this history and connection.</p>
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CAL ANDERSON PARK GEOMETRIES



ANGULAR, ORGANIC
FACADE



BRICK TEXTURE



NEIGHBORHOOD CHARACTER - EXPRESSED STRUCTURAL FRAMES

DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINE	CAPITOL HILL DESIGN GUIDELINES	RESPONSE
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PLI
CONNECTIVITY

Complement and contribute to the network of open spaces around the site and the connections among them.

A. NETWORK OF OPEN SPACES

- 1. Enhancing Open Space:** Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.
- 2. Adding to Public Life:** Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life.

B. WALKWAYS AND CONNECTIONS

- 1. Pedestrian Infrastructure:** Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project
- 2. Pedestrian Volumes:** Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area
- 3. Pedestrian Amenities:** Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

The Broadway streetscape continues the wide sidewalk appropriate for a busy retail corridor. Residential and commercial entries are recessed to provide additional room for pedestrian movements and opportunity for pedestrian amenities. Angled commercial storefront at the intersection of Broadway and Howell accommodates increased pedestrian amenity area highlighting the prominent gateway. Pedestrian canopies along Nagle and Broadway will allow the sidewalk open spaces to be all season spaces.

Howell Street proposes a widened sidewalk on the north side of the street, which provides the best connection from the park to the project and multiple transit stops and stations to the north of the site. The street will also have added width to accommodate increased landscape to enhance the connection to the park open space.

Catenary lighting and unit pavers in lieu of a typical concrete sidewalk provides an enhanced pedestrian experience at Howell Street. The Broadway streetscape will reinstall the signature tile inlay and maintain the large existing tree canopy.



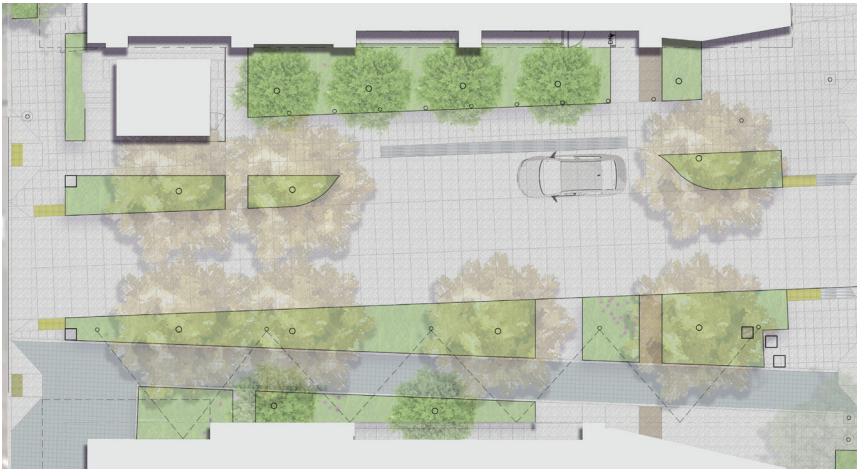
STREET CHARACTER



TILE INLAY



CATENARY LIGHTING



HOWELL STREET ENHANCED RIGHT OF WAY

DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINE	CAPITOL HILL DESIGN GUIDELINES	RESPONSE
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PL2
WALKABILITY
Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

- B. SAFETY AND SECURITY**
- 1. Eyes on the Street:** Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.
 - 2. Lighting for Safety:** Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.
 - 3. Street-Level Transparency:** Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening.
- D. WAYFINDING**
- 1. Design as Wayfinding:** Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.

- III. Personal Safety and Security**
- i. Project design should consider opportunities for enhancing personal safety and security in the environment under review.
 - ii. Provide a clear distinction between pedestrian traffic areas and commercial traffic areas through the use of different paving materials or colors, landscaping, etc.

Maximizing transparency along pedestrian frontages through placement of uninterrupted commercial and live-work spaces supports eyes on the street surveillance. Entries will be held within 4' of the sidewalk and are arranged with frequency to prevent alcoves or areas of blank facades.

The addition of site responsive pedestrian lighting, building mounted over the Howell Street north sidewalk, will further support personal safety around the project.

The building massing; with its expressed structural frame held to the property line, enhances the street intersections as a gap in the street wall and highlights the park gateway.

The facade design incorporates a hierarchy of horizontal brick bands to differentiate the residential building entry points from commercial frontages.



BROADWAY VIEW LOOKING NE
STREET LEVEL TRANSPARENCY



NAGLE VIEW LOOKING SW



VIEW AT BROADWAY LOOKING EAST
BUILDING MASSING AT GATEWAY



BROADWAY AERIAL
BUILDING MASSING AT RESIDENTIAL ENTRIES

SEATTLE DESIGN GUIDELINE	CAPITOL HILL DESIGN GUIDELINES	RESPONSE
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PL3
STREET-LEVEL INTERACTION
Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

B. RESIDENTIAL EDGES

- 1. Security and Privacy:** Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.
- 2. Ground-level Residential:** Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence.
- 3. Buildings with Live-Work Units:** Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.
- 4. Interaction:** Provide opportunities for interaction among residents and neighbors.

C. RETAIL EDGES

- 1. Porous Edge:** Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.
- 2. Visibility:** Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.
- 3. Ancillary Activities:** Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

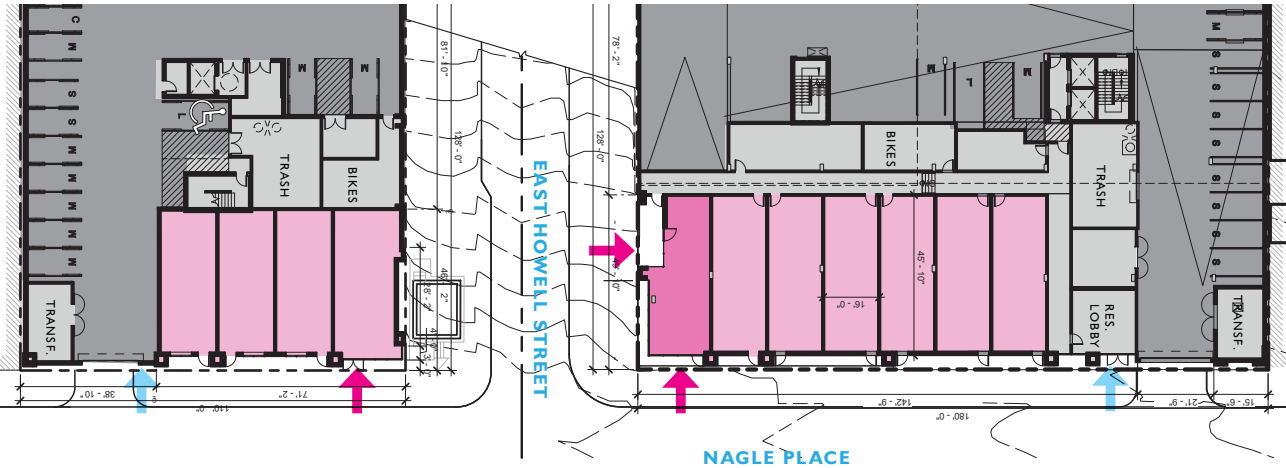
I. Human Activity

- Neighborhood Priority:** Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. Capitol Hill’s commercial corridors are among the liveliest pedestrian environments in the city. The mix of small-scale storefronts that house retail, restaurants, and services attract residents and visitors on a daily basis. Proper site planning reinforces the existing pedestrian orientation of the neighborhood.
- New development should be sited and designed to encourage human activity on the street.
- i. Provide for sidewalk retail opportunities and connections by allowing for the opening of the storefront to the street and displaying goods to the pedestrian.
 - ii. Provide for outdoor eating and drinking opportunities on the sidewalk by allowing restaurant or café windows to open to the sidewalk and installing outdoor seating while maintaining pedestrian flow.
 - iii. Install clear glass windows along the sidewalk to provide visual access into the retail or dining activities that occur inside. Do not block views into the interior spaces with the backs of shelving units or with posters.

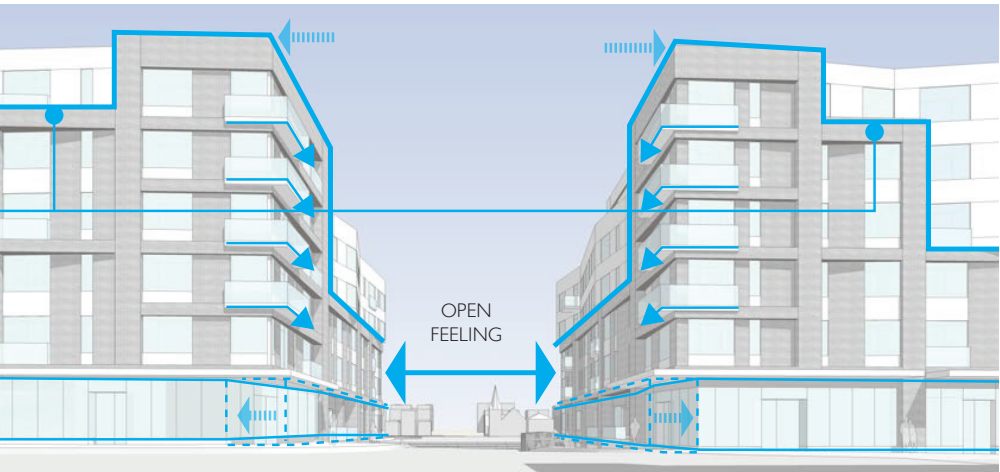
The Broadway street level is designed with a traditional rhythm of expressed structural columns and recessed storefront and entries providing opportunities for retail to spill out and room to accommodate the high volume of pedestrians. To reinforce the Park gateway the ground level pulls back for enhanced pedestrian volumes at the intersection with Howell. Retail and Live-work units will allow for flexibility in the future and contribute to increased pedestrian activity and security along Nagle. Storefronts along all three frontages will be developed to maximize transparency.

A departure is requested to address the height of live work units on Nagle which is restricted by the grade change between Broadway and Nagle. A second departure is requested at the south side of Howell in response to the Streetcar Substation and code required ventilation.

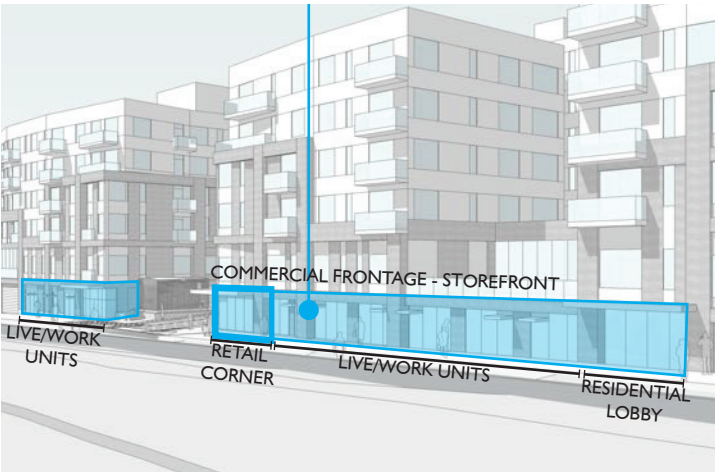
Small scale retail has been incorporated into all four prominent corners of the site, enlivening the streetscape and providing a meaningful way for the neighborhood to engage with the site.



LIVEWORK UNITS

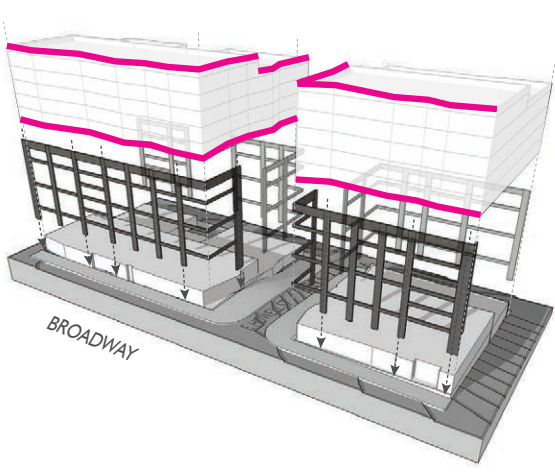
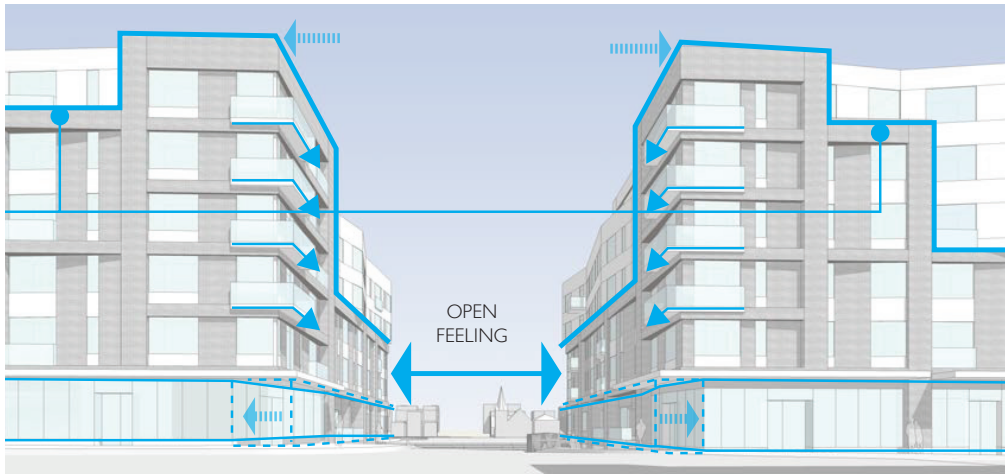


POUROS EDGES



VISIBILITY

<p>DC2 ARCHITECTURAL CONCEPT</p> <p>Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.</p>	<p>B. ARCHITECTURAL AND FACADE COMPOSITION</p> <p>1. Facade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned.</p> <p>2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians</p> <p>C. SECONDARY ARCHITECTURAL FEATURES</p> <p>1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).</p> <p>2. Dual Purpose Elements: Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions.</p> <p>3. Fit with Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbor.</p> <p>D. SCALE AND TEXTURE</p> <p>1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.</p> <p>2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.</p> <p>E. FORM AND FUNCTION</p> <p>1. Legibility and Flexibility: Strive for a balance between building legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.</p>	<p>Building facades have been designed to respond to the scale of the adjacent street and its use. Broadway has a linear tripartite expression within a structurally expressed frame holding the street edge in keeping with surrounding Commercial buildings. Howell and Nagle use a combination of the expressed structural frame and angular planes to break down the facades to respond to the adjacent park and dominant pedestrian open spaces.</p> <p>Blank walls are limited to areas of the building for Electrical transformer, parking garage entry, and exhaust. These areas are located away from the corner intersections to reduce their visual presence. The exception is the area of blank wall proposed behind the Streetcar Substation at Howell.</p> <p>Using a brick clad expressed structural frame, in keeping with existing neighborhood buildings, provides visual depth as the frame in fill are recessed. Incorporating the angular geometries from the Park creates added depth at frame in fill locations. Balconies and canopies are incorporated on Broadway to respond to the active commercial facade while bolt-on and roof decks are incorporated on the Howell and Nagle façades to create enhanced resident and pedestrian interaction. Retail and live-work spaces along Nagle have a variety of canopy scales.</p> <p>Human scale is introduced in the brick cladding, wall panel joint patterns, storefront and above grade window patterning, paving accent tiles, and sidewalk pavers.</p>
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NEIGHBORHOOD CHARACTER - EXPRESSED STRUCTURAL FRAMES

DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINE	CAPITOL HILL DESIGN GUIDELINES	RESPONSE
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DC3
OPEN SPACE
CONCEPT
Integrate open space design with the design of the building so that each complements the other.

- B. OPEN SPACE USES AND ACTIVITIES**
- 1. Meeting User Needs:** Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.
- 2. Matching Uses to Conditions:** Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities. For example, place outdoor seating and gathering areas where there is sunny exposure and shelter from wind. Build flexibility into the design in order to accommodate changes as needed; e.g. a south-facing courtyard that is ideal in spring may become too hot in summer, necessitating a shift of outdoor furniture to a shadier location for the season.
- 3. Connections to Other Open Space:** Site and design project-related open spaces should connect with, or enhance, the uses and activities of other nearby public open space where appropriate. Look for opportunities to support uses and activities on adjacent properties and/or the sidewalk.
- 4. Multifamily Open Space:** Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children’s play (covered and uncovered), barbeques, resident meetings, and crafts or hobbies.

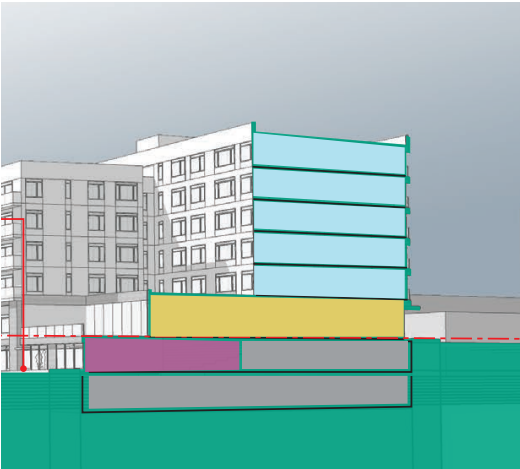
- I. Residential Open Space**
- Neighborhood Priority:** Maintain and enhance the character and function of a mixed-use, pedestrian-oriented urban village. With one of the highest residential densities in the city, Capitol Hill’s neighborhoods are remarkably green. Street trees and private landscaping contribute to this pleasant environment. Redevelopment should retain and enhance open space and landscaping.
- Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.
- i. Incorporate quasi-public open space with new residential development or redevelopment, with special focus on corner landscape treatments and courtyard entries.
 - ii. Create substantial courtyard-style open space that is visually accessible to the public view.
 - iii. Set back development where appropriate to preserve a view corridor.
 - iv. Set back upper floors to provide solar access to the sidewalk and/or neighboring properties.
 - v. Mature street trees have a high value to the neighborhood and departures from development standards that an arborist determines would impair the health of a mature tree are discouraged.
 - vi. Use landscape materials that are sustainable, requiring minimal irrigation or fertilizer.
 - vii. Use porous paving materials to enhance design while also minimizing stormwater run-off.

Expected users and activities have been determined through project planning and neighborhood engagement to be most supportive to the overall community and site users. Frontage along Broadway is designed to minimize the residential entries, maintain as large and contiguous retail tenant spaces to provide flexibility to accommodate either large tenants or broken down into small tenant spaces. Howell is treated with commercial uses at the corners and residential uses and entries as infill along the sloped street section. Nagle frontage combines grade related Live-Work units with residential uses and amenity open space above the street to create a lively pedestrian park edge.

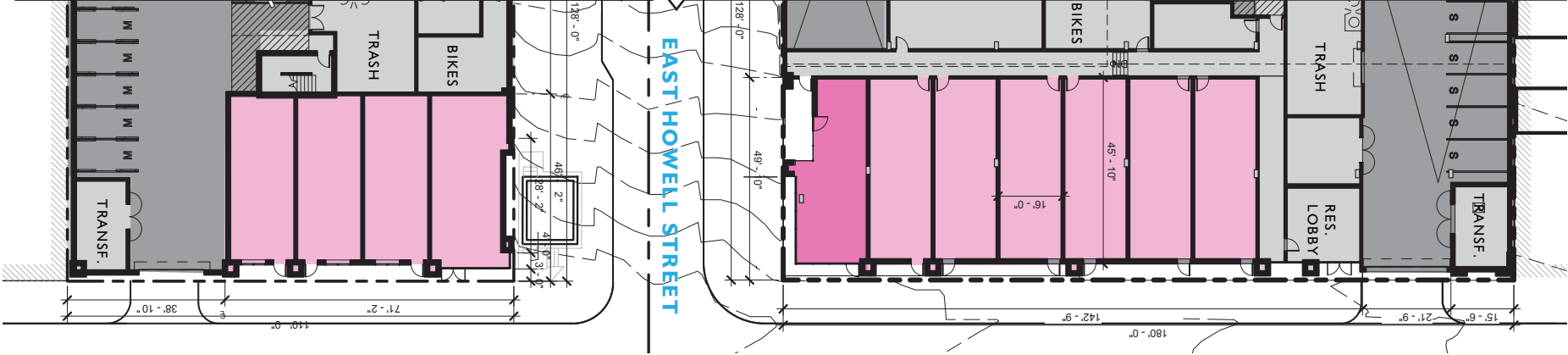
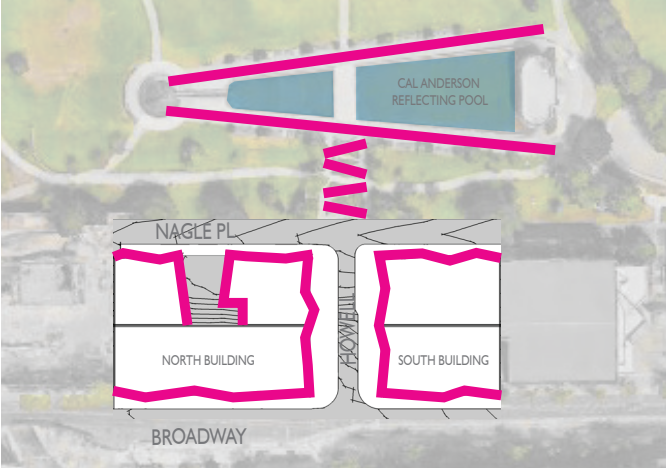
Light and sun exposure have influenced the overall landscape design to ensure the site feels safe, provide the most efficient connections for pedestrians and responds to the microclimates of the site.

The project’s neighbor to the east, Cal Anderson Park, was originally identified by the Olmsted Brothers as a part of the city-wide connection of open space that would become Seattle’s Park System. While Cal Anderson was not designed by the Olmsteds, the plant character, hardscape details and simple geometries reflect their legacy. Howell Street proposes an extension of the park language to reinforce this history and connection.

Rooftop terraces on both buildings will provide a range of options for residents to interact. The spaces will accommodate passive recreation and food prep areas for larger groups, as well as seating areas overlooking and connecting to Cal Anderson Park.



OPEN SPACE ADJACENT PARK



NAGLE FRONTAGE ENGAGEMENT

SEATTLE DESIGN GUIDELINE	CAPITOL HILL DESIGN GUIDELINES	RESPONSE
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DC4
EXTERIOR
ELEMENTS AND
FINISHES

Use appropriate
and high quality
elements and
finishes for the
building and its open
spaces.

- A. BUILDING MATERIALS**
- 1. Exterior Finish Materials:** Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.
- 2. Climate Appropriateness:** Select durable and attractive material that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions. Highly visible features, such as balconies, grilles and railings should be especially attractive, well crafted and easy to maintain. Pay particular attention to environments that create harsh conditions that may require special materials and details, such as marine areas or open or exposed sites.
- C. LIGHTING**
- 1. Functions:** Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.
- 2. Avoiding Glare:** Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution
- D. TREES, LANDSCAPE, AND HARDSCAPE MATERIALS**
- 1. Choice of Materials:** Reinforce the overall architectural and open space design concepts through the selection of landscape materials.
- 2. Hardscape Materials:** Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas with distinctive and durable paving materials. Use permeable materials wherever possible.
- 3. Long Range Planning:** Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.
- 4. Place Making:** Create a landscape design that helps define spaces with significant elements such as trees.

- I. Height, Bulk, and Scale**
- i. Masonry and terra cotta are preferred building materials, although other materials may be used in ways that are compatible with these more traditional materials. The Broadway Market is an example of a development that blends well with its surroundings and includes a mixture of materials, including masonry.

The building steps up toward Broadway, or rather down towards Cal Anderson Park, creating a well-proportioned mass viewed from the Park with the introduction of the courtyard along the north structure. High quality materials such as brick will be incorporated at ground level and extend up at prominent building features to break up the building’s bulk and enhance pedestrian scale and interest. A variety of window sizes and balcony types with varied locations are proposed to add additional levels of scale and modulation to the facades.

The project plans to utilize high quality and durable materials that are appropriate for retail, live-work units and residential expression. The team is studying a palate of brick, cement composite and metal panel, anodized aluminum storefront at commercial frontages and vinyl windows at residential units. Color selection and distribution is still being explored.

Building lighting will highlight the adjacent pedestrian walkways and building entries. Catenary lighting is proposed over the sidewalk on the north side of Howell as well as on the roof top amenity open spaces. Lighting will be incorporated into the commercial areas through soffit lighting or wall mounted up / down lighting. All residential decks will have wall mounted lighting.

Plant material has been selected based on appropriate hardiness for the urban area, to provide a clear extension of the plant palette from Cal Anderson Park, and to maximize the environmental benefits to the neighborhood.

A smaller, pedestrian-scale paver is proposed as an extension of the park materials on Howell Street. Concrete patterning and texture will accentuate residential entries and provide interest around the site.

Plants have been selected to be appropriate for the urban environment and reduce the need for pruning and ongoing maintenance.

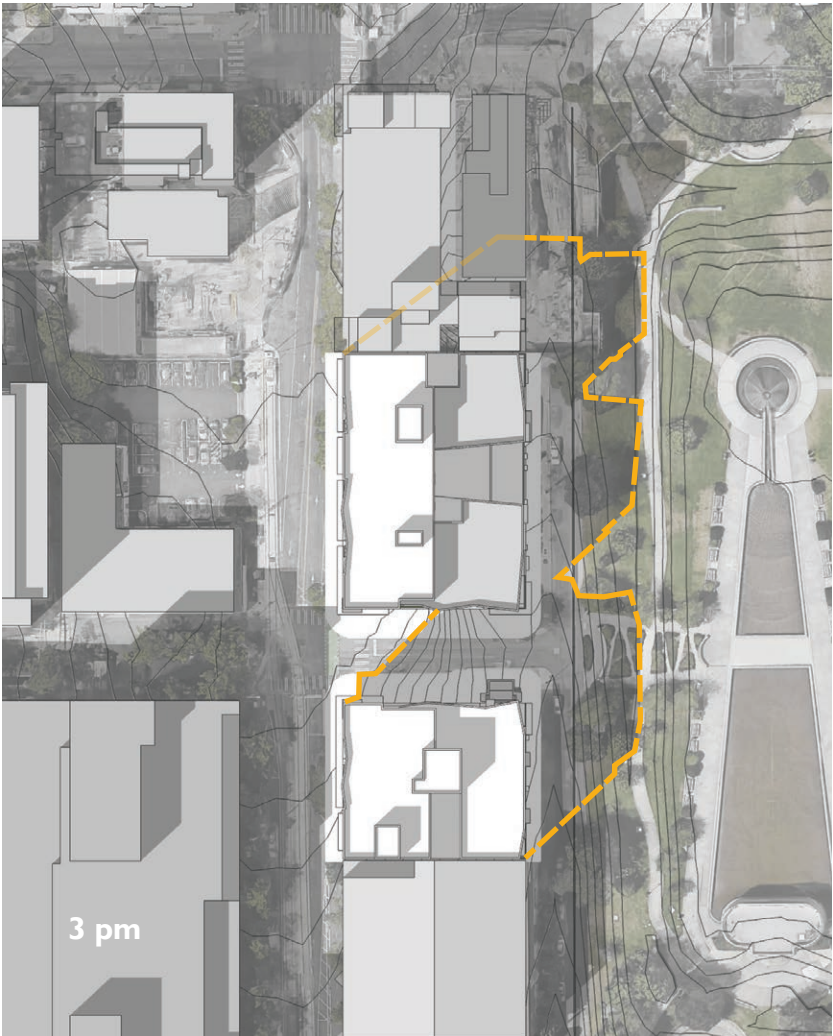
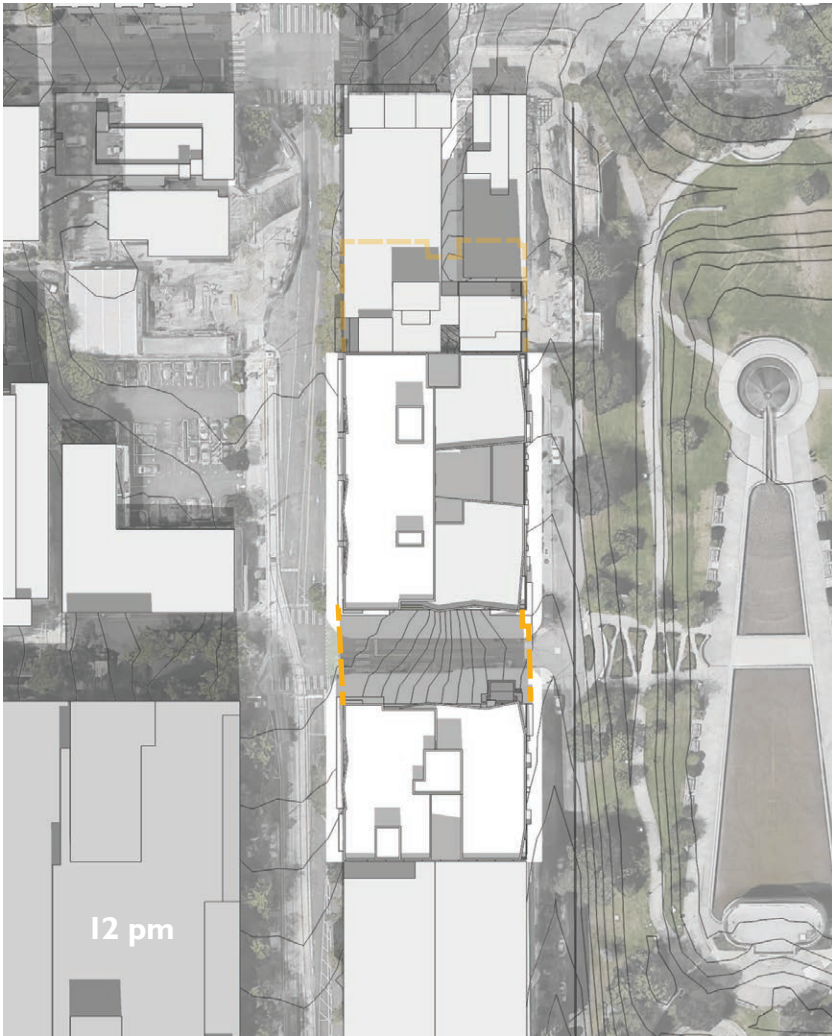
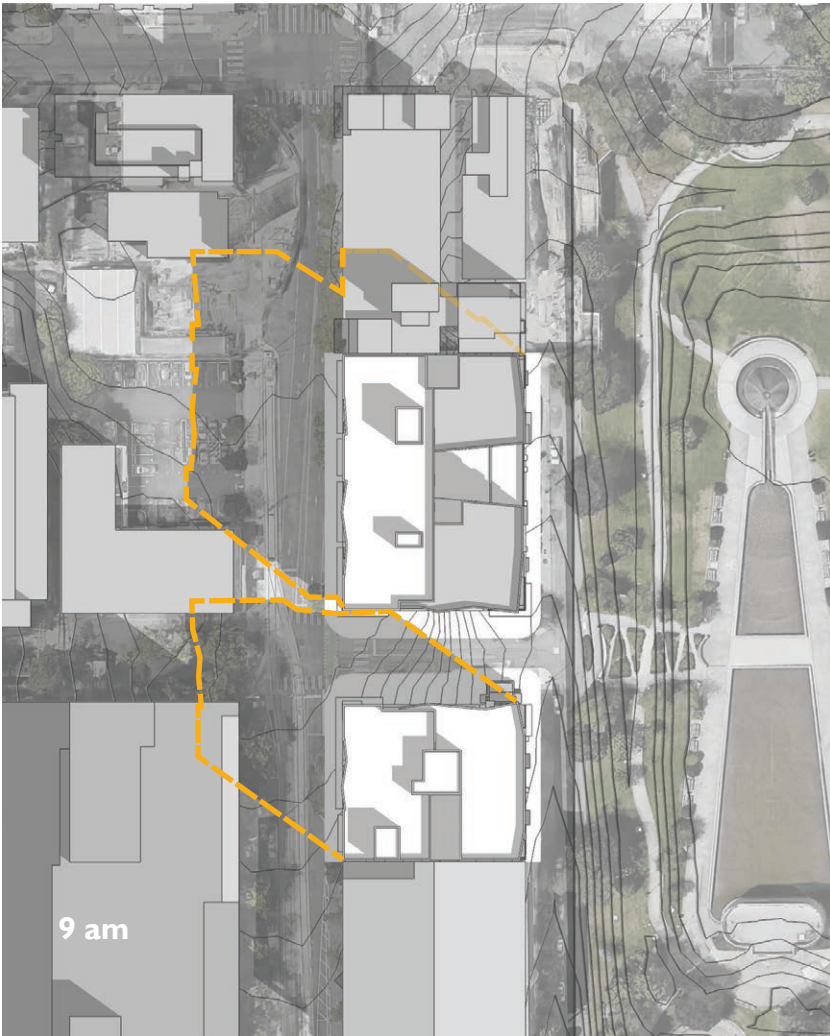
The project’s design response for the Howell Street right of way completes a gap in an allee of trees running through the center of Cal Anderson Park and continuing west across Broadway Avenue to a pedestrian plaza. In addition, the Howell Street right of way will include significant shrubs and perennial understory plants to support native pollinators.



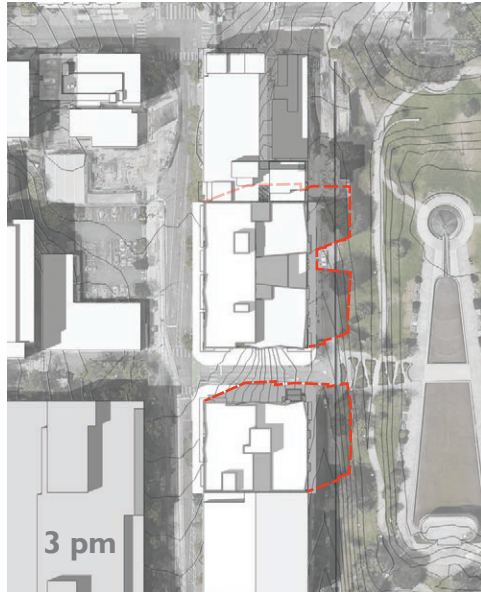
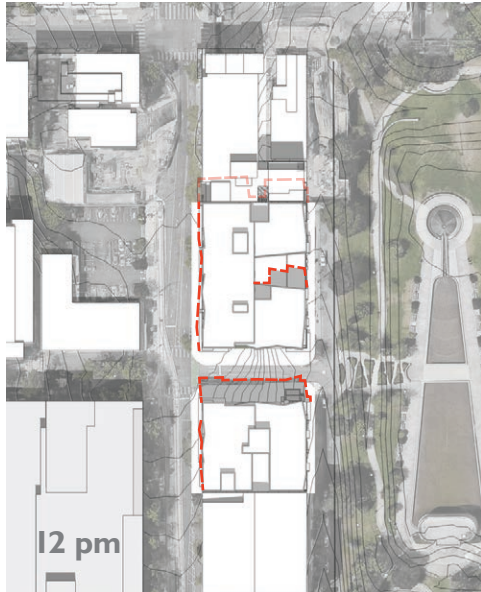
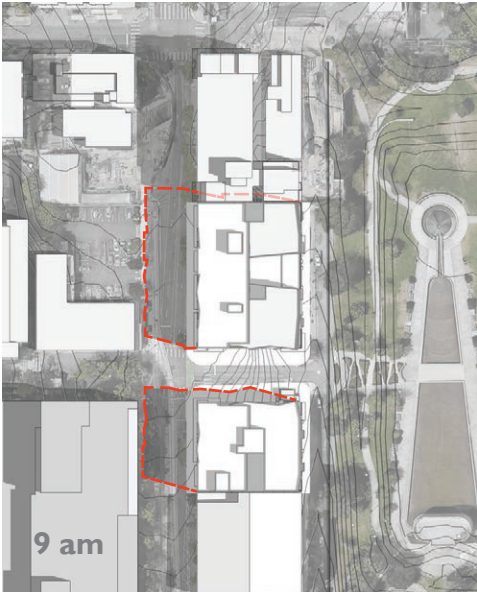
CATENARY LIGHTING

SUN SHADOW STUDIES

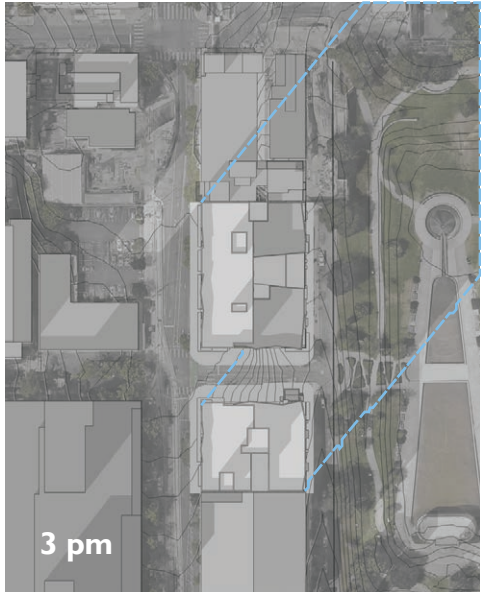
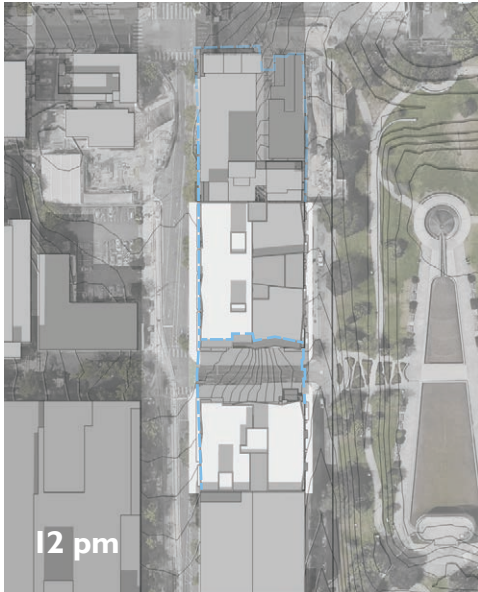
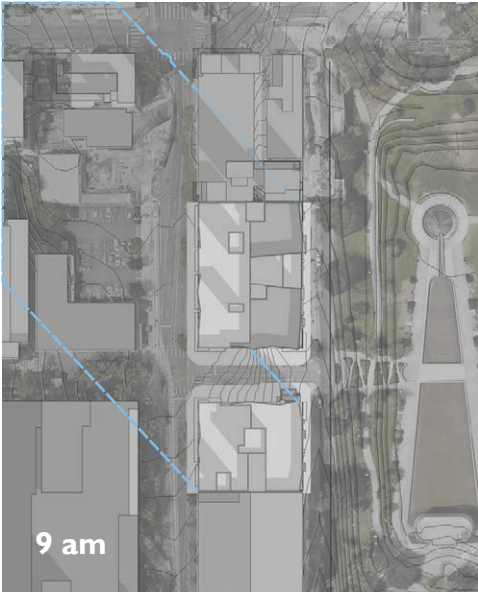
FALL/SPRING EQUINOX



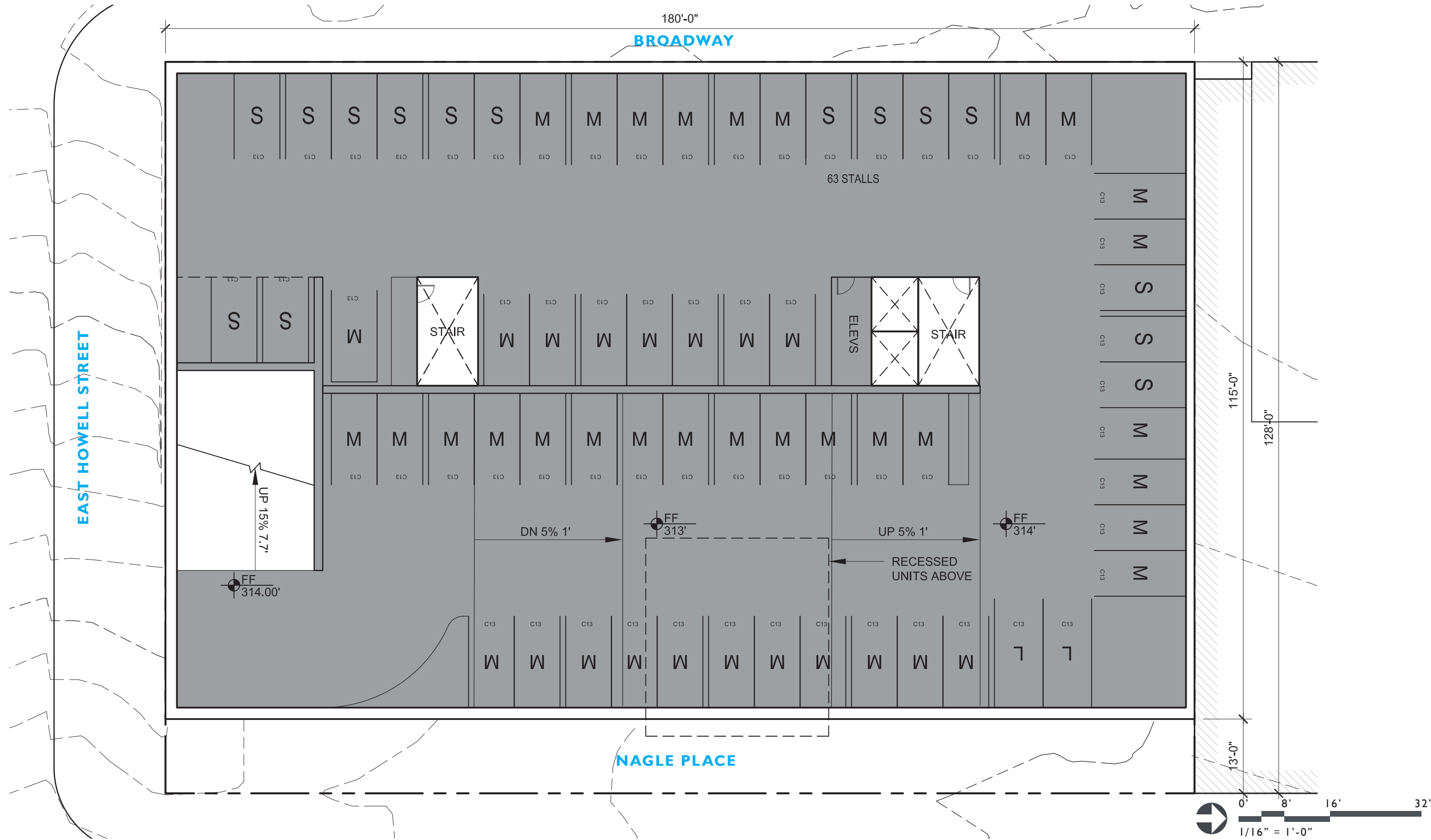
SUMMER SOLSTICE



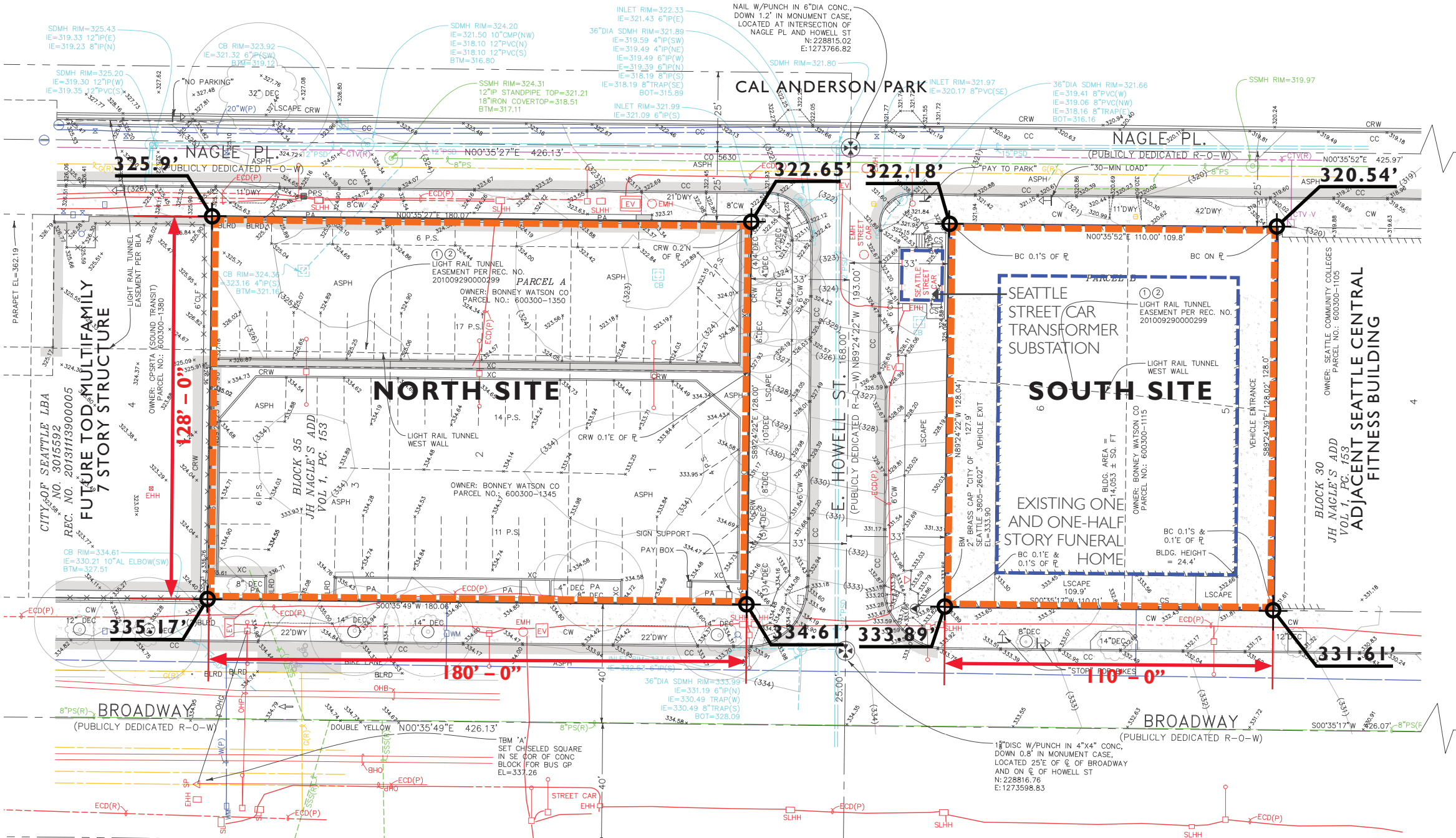
WINTER SOLSTICE



NORTH SITE BELOW GRADE PLAN (P2)

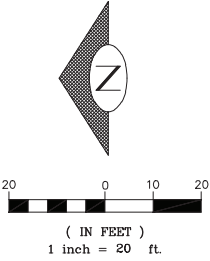


SURVEY



LEGEND

ABAN/RET AL	AREA DRAIN	SP	STRAIN POLE
BLRD	ABANDONED/RETIRED	IE	INVERT ELEVATION
BC	ASPHALT (ASPH)	○	LIGHT POLE (METAL)
BR	BOLLARD	○	LIGHT POLE (WOOD)
BR	BUILDING LINE	○	LANDSCAPE/PLANTER
BR	BUILDING CORNER	○	MANHOLE
BR	BIKE RACK	○	MAILBOX (FEDERAL/PRIVATE)
BR	CATCH BASIN (CB)	○	OVERHEAD POWER/TELEPHONE
BR	CONCRETE SURFACE	○	OVERHEAD GUYWIRE/BUS (TROLLEY)
BR	CONCRETE/BRICK WALK	○	PARKING SPACE(S)
BR	CONCRETE/WOOD RETAINING WALL	○	PROPERTY LINE (PL)
BR	CONCRETE/EXTRUDED CURB	○	PAINTED UTILITY LOCATION
BR	CONCRETE/IRON PIPE	○	POLYETHYLENE
BR	CHAIN LINK FENCE (CLF)	○	PARKING PAY STATION
BR	CABLE TV	○	COMBINED/SANITARY SEWER
BR	COLUMN	○	STORM DRAIN
BR	CENTERLINE/MONUMENT LINE	○	PRIVATE CATCH BASIN
BR	CENTER OF CHANNEL	○	RECORD DATA
BR	CONCRETE/WOOD STAIRS	○	RE
BR	H/C PARKING SPACE	○	ROOF ELEVATION
BR	CONIFEROUS TREE	○	SERVICE DRAIN (STORM)
BR	DECIDUOUS TREE	○	CLEANOUT
BR	CORRUGATED METAL PIPE	○	SANITARY SIDE SEWER (RECORD)
BR	DRIVEWAY	○	SIGN/STREET NAME SIGN
BR	ELECTRICAL CONDUIT	○	TRAFFIC CONTROL/STREET LIGHT HANDHO
BR	ELECTRICAL DUCT	○	TRAFFIC CONTROL CABINET (TRSCC)
BR	ELECTRICAL HANDHOLE	○	TRENCH DRAIN
BR	ELECTRICAL MANHOLE	○	TEMPORARY BENCHMARK (TBM)
BR	ELECTRICAL METER	○	TELEPHONE CONDUIT (BURIED)
BR	ELECTRICAL VAULT/TRANSFORMER	○	TELEPHONE DUCT
BR	FOUND SURVEY MONUMENT (AS NOTED)	○	TELEPHONE VAULT
BR	FIRE HYDRANT	○	TELEPHONE MANHOLE
BR	FIRE DEPT. CONNECTION (FDC)	○	TELEPHONE SENTRY
BR	FIBER OPTICS	○	TRAFFIC FLOW DIRECTION
BR	FIBER OPTIC MANHOLE	○	TRAFFIC SIGNAL
BR	FINISH FLOOR ELEVATION	○	TRAFFIC SIGNAL CONDUIT (BURIED)
BR	GRADE BREAK	○	UTILITY POLE (WOOD)
BR	GAS MAIN	○	VAULT
BR	GAS METER	○	WATER VAULT
BR	GAS VALVE	○	WATER MAIN
BR	GAS VAULT	○	WATER METER
BR	GUY ANCHOR	○	WATER VALVE
BR	HANDRAIL	○	WATER GATE VALVE/CHAMBER
BR	HAND HOLE	○	VACATION/CONDEMNATION ORDINANCE
BR	GUY POLE	○	WOOD FENCE (WF)
BR		○	YARD LIGHT



PARCEL A:
LOTS 1, 2 AND 3, BLOCK 35, ADDITION TO THE CITY OF SEATTLE AS LAID OFF BY D. T. DENNY GUARDIAN OF THE ESTATE OF J.H. NAGLE (COMMONLY KNOWN AS NAGLE'S ADDITION TO THE CITY OF SEATTLE), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 153, IN KING COUNTY, WASHINGTON.

EXCEPT THAT PORTION CONDEMNED BY CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY AS SHOWN BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20100929000299.

PARCEL B:
LOT 6 AND THE NORTH 50 FEET OF LOT 5, BLOCK 30, ADDITION TO THE CITY OF SEATTLE, AS LAID OFF BY D. T. DENNY, GUARDIAN OF THE ESTATE OF J. H. NAGLE, (COMMONLY KNOWN AS NAGLE'S ADDITION TO THE CITY OF SEATTLE), ACCORDING TO PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 153, IN KING COUNTY, WASHINGTON.



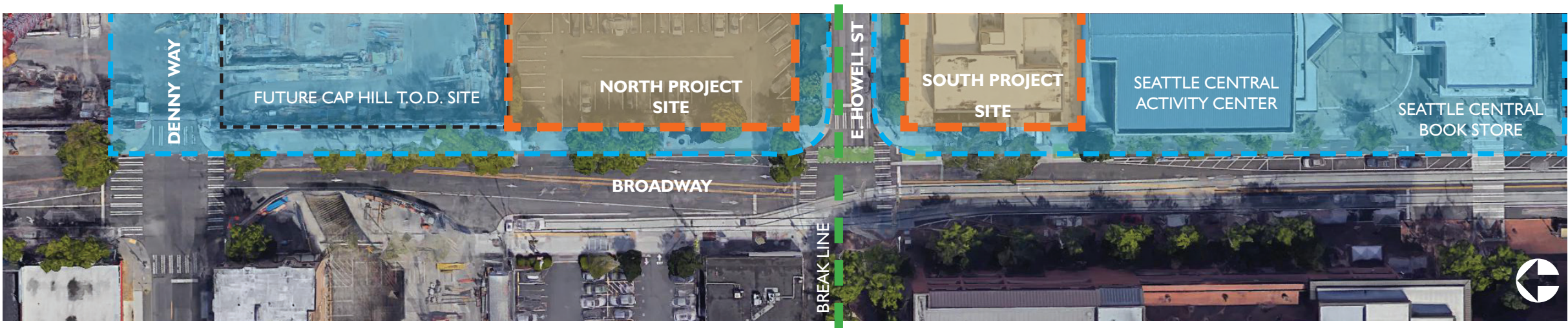
BROADWAY ELEVATIONS

FUTURE CAP HILL T.O.D. SITE

NORTH PROJECT SITE



EAST ELEVATION – NORTH

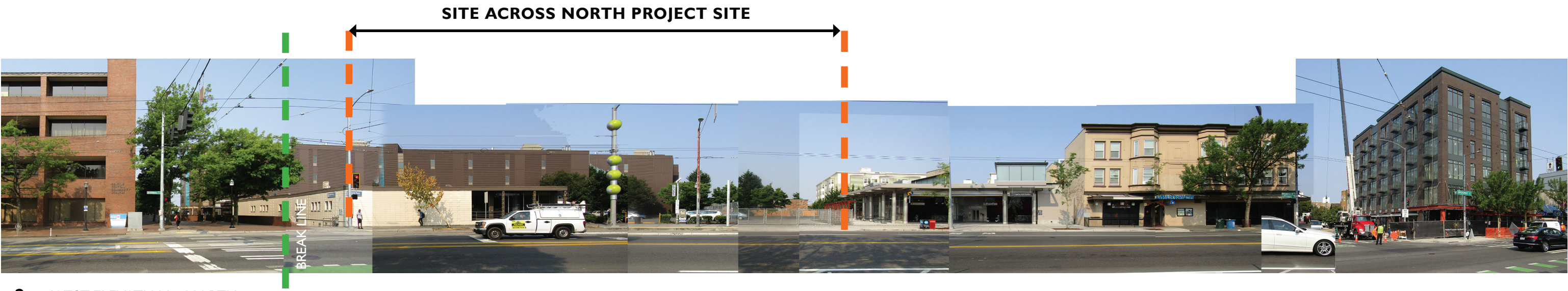
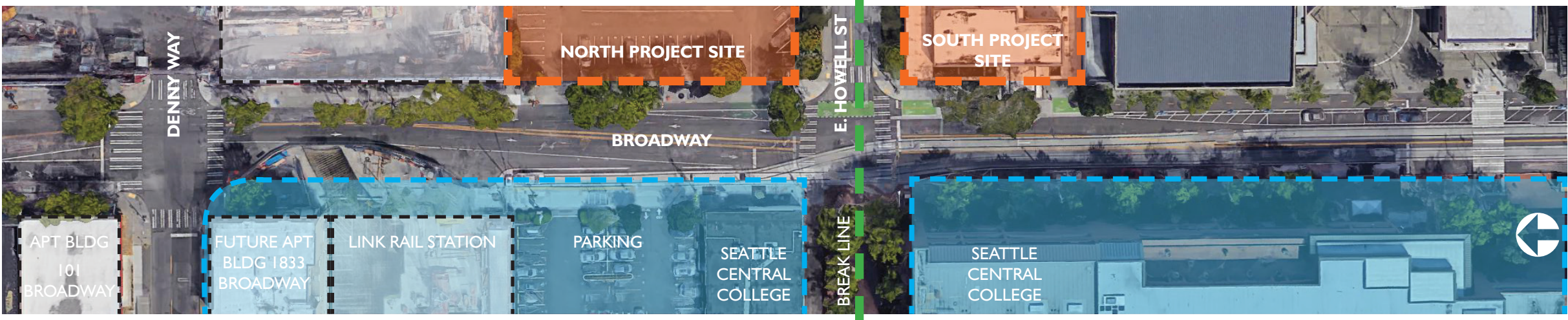


SOUTH PROJECT SITE

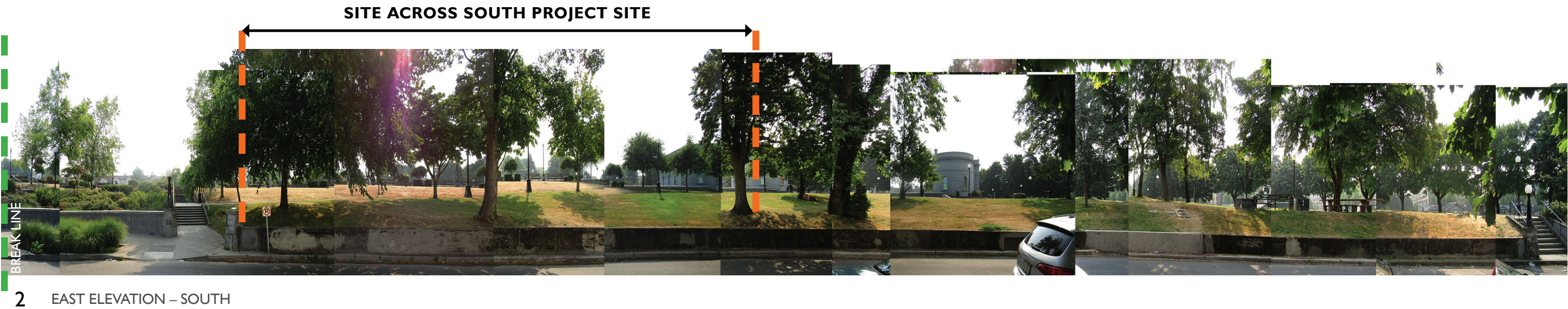
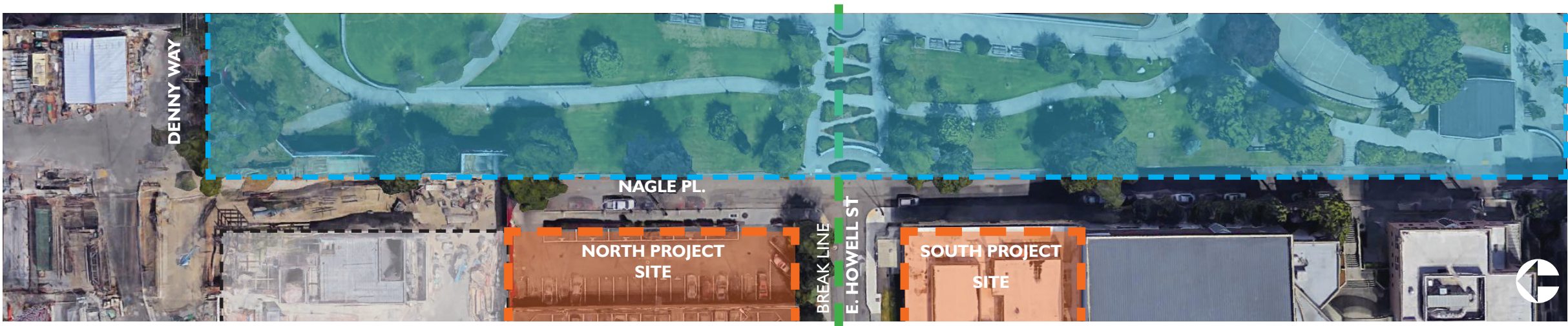


2 EAST ELEVATION – SOUTH

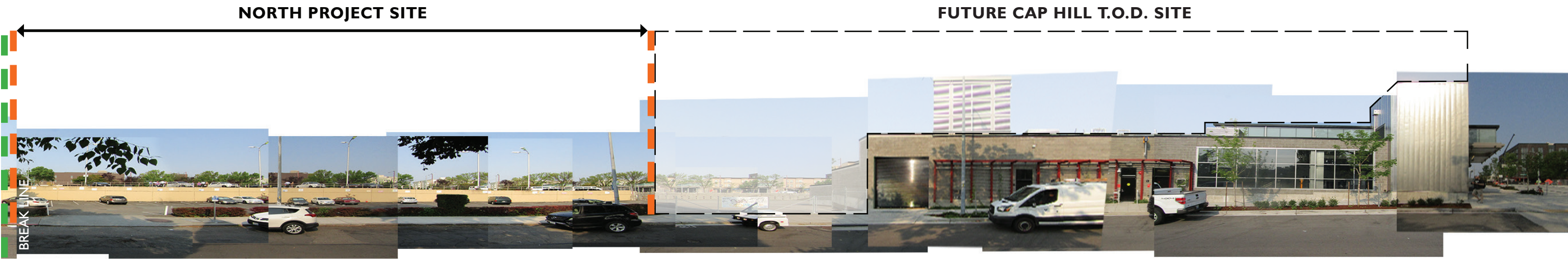
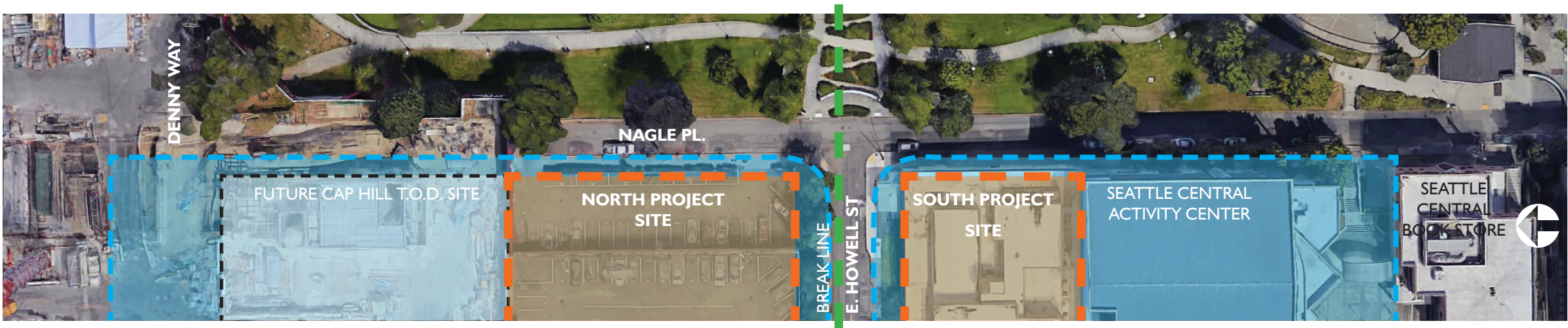
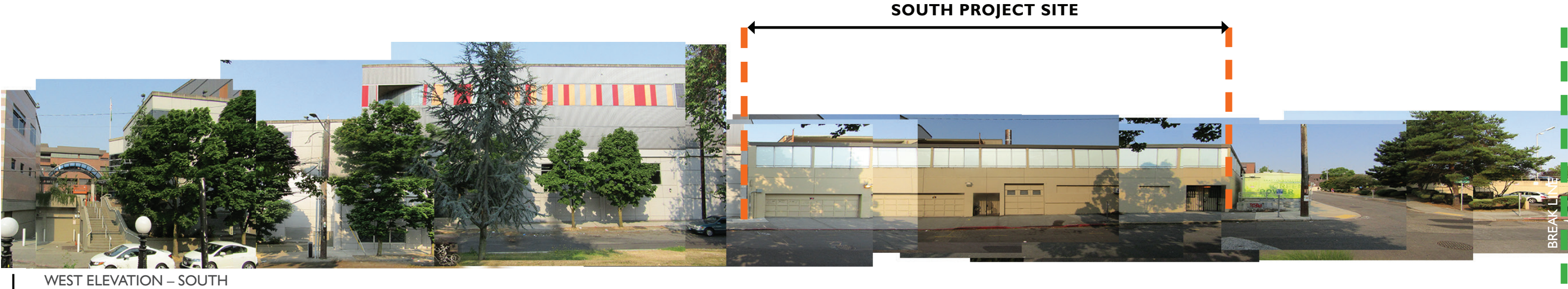
BROADWAY ELEVATIONS



NAGLE PL. ELEVATIONS



NAGLE PL. ELEVATIONS

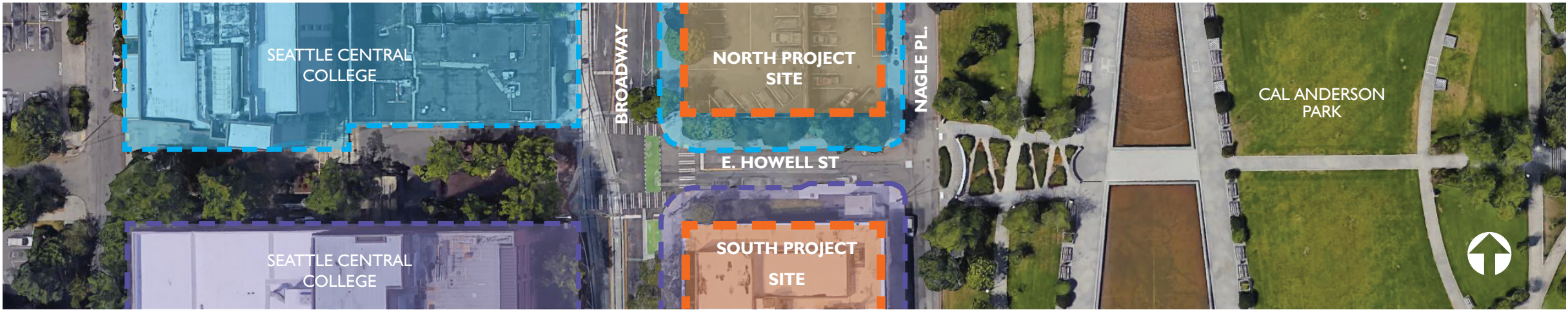


E. HOWELL ST. ELEVATIONS

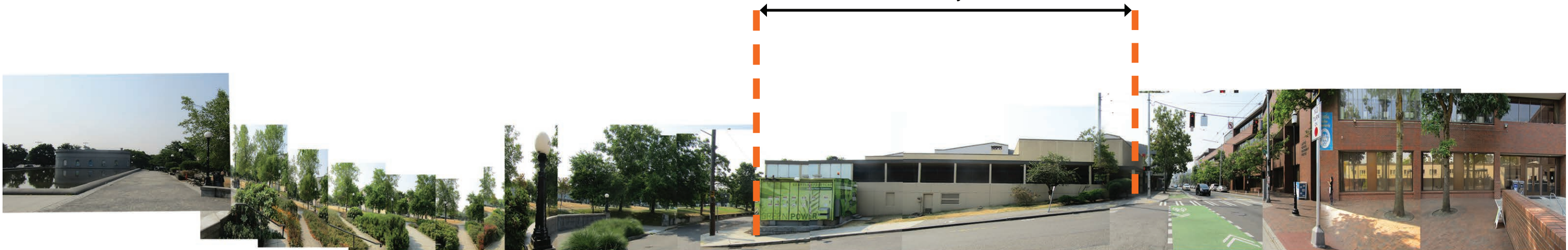
NORTH PROJECT SITE



WEST ELEVATION – SOUTH



SOUTH PROJECT SITE



2 WEST ELEVATION – NORTH